



Arlington Zoning Board of Appeals

Date: Tuesday, January 27, 2026
Time: 7:30 PM
Location: Conducted by Remote Participation
Additional Details:

Agenda Items

Administrative Items

1. **Conducted by Remote Participation**

Register in advance for this meeting: <https://town-arlington-ma-us.zoom.us/meeting/register/H8W4sQ84T1ixpTYbuLSDEQ> After registering, you will receive a confirmation email containing information about joining the meeting. Per Board Rules and Regulations, public comments will be accepted during the public comment period during each public hearing. Written comments should be sent by email to ZBA@town.arlington.ma.us prior to the start of the meeting.
Notice to the Public on meeting privacy In the interests of preventing abuse of video conferencing technology, all participants, including members of the public, wishing to engage via the Zoom App must register for each meeting and will need to follow multi-step authentication protocols. Please allow additional time to join the meeting. Further, members of the public who wish to participate without providing their name may still do so by telephone using the dial-in information provided above.

Hearings

2. **Docket #3878 190 Mystic Valley Pkwy**
3. **Docket #3878 190 Mystic Valley Pkwy**
4. **Docket #3878 190 Mystic Valley Pkwy**

Meeting Adjourn



Town of Arlington, Massachusetts

Conducted by Remote Participation

Summary:

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Town of Arlington, Massachusetts

Docket #3878 190 Mystic Valley Pkwy

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	3878_190Mystic_Valley_Pkwy_legal_ad.pdf	3878 190 Mystic Valley Pkwy legal ad
▢ Reference Material	3878_190_Mystic_Valley_Pkwy_SP_Application.pdf	3878 190 Mystic Valley Pkwy SP Application
▢ Reference Material	3878_190_Mystic_Valley_pkwy_Variance_App_V-25-9.pdf	3878 190 Mystic Valley pkwy Variance App V-25-9
▢ Reference Material	3878_190Mystic_Valley_Pkwy_Certified_plot_plan.pdf	3878 190 Mystic Valley Pkwy Certified plot plan
▢ Reference Material	3878_190_Mystic_Valley_Pkwy_Parking_location_images.pdf	3878 190 Mystic Valley Pkwy Parking location images
▢ Reference Material	3878_190_Mystic_Valley_Pkwy_Proposed_parking_11-3-25.pdf	3878 190 Mystic Valley Pkwy Proposed parking 11-3-25
▢ Reference Material	IMG_7468.jpeg	190 Mystic Valley Pkwy updated drawing
▢ Reference Material	3878_190_Mystic_Valley_Pkwy_updated_proposal_11-13-25.pdf	3878 190 Mystic Valley Pkwy updated proposal 11-13-25
▢ Reference Material	3878_190_Mystic_Valley_Pkwy_Certified_abutter_list_and_map.pdf	3878 190 Mystic Valley Pkwy Certified abutter list and map
▢ Reference Material	3878_190_Mystic_Valley_Pkwy_legal_ad.pdf	3878 190 Mystic Valley Pkwy legal ad
▢ Reference Material	3878_190_Mystic_Valley_Pkwy_legal_ad.pdf	3878 190 Mystic Valley Pkwy legal ad

ORDER DETAILS

Order Number: LNEO0407674
External Order #: 11839580
Order Status: Approved
Classification: Public Notices
Package: General Package
1 Affidavit: 5.00
Total payment: 201.20
Payment Type: Account Billed
User ID: L0023538
External User ID: 670931

ACCOUNT INFORMATION

Arlington Board Of Appeals
51 Grove St
Arlington, MA 02476-4602
781-316-3396
cralston@town.arlington.ma.us
Arlington Board Of Appeals
Contract ID:

TRANSACTION REPORT

Date November 13, 2025
10:26:58 AM EST
Amount: 201.20

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LNEO04076740

November 20, 2025
The Advocate & Star
(Arlington -
Winchester)
November 27, 2025
The Advocate & Star
(Arlington -
Winchester)

PREVIEW FOR AD NUMBER LNEO04076740**ZBA Hearing Notice
190 Mystic Valley Pkwy
Arlington**

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by Dina and Naftali Brawer, on November 3, 2025, a petition seeking to alter their property located at 190 Mystic Valley Parkway - Block Plan 041.A-0002-0007.1. The said petition would require a Variance under Bylaw 3.2.2(D) of the Zoning Bylaw for the Town of Arlington.

A hearing regarding the petition will be conducted remotely via "Zoom", on Tuesday, December 9, 2025, at 7:30 P.M. as soon thereafter as the petitioner may be heard.

To register for the meeting and view documents related to this application go to the Town of Arlington calendar, <https://www.arlingtonma.gov/connect/calendar>, choose the date of the meeting you wish to attend, register for the Zoom meeting, and review documents relating to the application by clicking the link to the agenda. Please direct any questions to: ZBA@town.arlington.ma.us
Christian Klein, RA,
Chair, Zoning Board of Appeals
November 20, 27 2025
LNEO0407674

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[Contact Us](#)



SP-25-28

Special Use Permit

Application (ZBA)

Status: Active

Submitted On: 11/3/2025

Primary Location

190 MYSTIC VALLEY PKWY
Arlington, MA 02474

Owner

BRAWER NAFTALI; BRAWER
NEHAMA DINA
MYSTIC VALLEY PKWY 190
ARLINGTON, MA 02474

Applicant

 Dina Brawer
 917-691-9119
 @ dinabrawer@hotmail.com
 190, mystic valley parkway
Arlington, MA 02474

Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district  for which the application is made or is so designated elsewhere in the Zoning Bylaw. ***Please LIST BYLAW(S)***

The request is for a second driveway pursuant to Arlington Zoning Bylaw Section 6.1.10.A Location of Parking Spaces. It does not exceed the 20 foot allocation and the total space will be under 350 ft sq..

Explain why the requested use is essential or desirable to the public convenience or welfare.*

The two side by side condos are located at the corner of Park Street and Mystic Valley Parkway.

We currently share a parking space situated in front of our neighbors' entrance on 85 Park street.

The current arrangement:

- a)** Limits our neighbors' privacy, in that we have to walk up to their front door and under their windows anytime we park our car, access it to load/unload, and particularly at night or during early morning departures.
- b)** Pedestrians' access to the 190 MVP condo is via Park street and, particularly if setting down elderly passengers, unloading packages, or visiting after dark, we and/or visitors park on the street in front of the walkway. This can at times reduce visibility for other drivers or cyclists approaching the stop sign at the end of Park street, and when cars are parked on the opposite side of the street, this creates some congestion.

We therefore suggest a dedicated parking space adjacent to the walkway and entrance to 190 MVP that would ease congestion and visibility close to the intersection.

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

We considered driveway access from Mystic Valley Parkway toward the rear of the house, but believe that this will be hazardous to public safety due to reduced sightlines on MVP, the proximity to the corner with Park street and Coral street, and in particular to drivers turning into MVP. As explained above our proposal should improve traffic flow and visibility for pedestrians and cyclists. Access to the parking will be at least 33 feet away from the stop sign.

Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

There is a storm drain nearby, and we are considering a combination of pervious paving to keep water on site and minimize drainage. The majority of the property is landscaped and we have refrained from fencing it in order to enable our neighbors at 194 MVP to have visibility from their own driveway.

Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.*

Any special regulations for the use as may be provided in this Bylaw are fulfilled. We believe the proposal complies with applicable special regulations in 6.1.10.A, and the parking size complies with 6.1.11.A. the space overall size will exceed the allotted 350 ft sq.

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.*

The proposed parking space is in line with the existing driveways on Park street and would maintain the street's character integrity. The majority of our frontage is landscaped and deliberately left open without fencing to complement the neighborhood aesthetic and the open spaces on Coral street and across MVP.

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

This addition will ease traffic - we currently park on the street in front of the house to unload or set down passengers and then have to drive back into the shared parking space adjacent to 85 Park street. It will also mean that our neighbors at 85 Park street will be able to park side by side and not in tandem, and be relieved of moving the car in front to let out the car in the back, (especially helpful with a new teenage driver) and again this will be easing overall congestion on Park street and increasing safety for the many parents and children cycling or walking to school.

Dimensional and Parking Information

Present Use/Occupancy *

two family condo

Proposed Use/Occupancy *

two family condo

Existing Number of Dwelling Units*

2

Proposed Number of Dwelling Units*

2

Existing Gross Floor Area (Sq. Ft.)*

4683

Proposed Gross Floor Area (Sq. Ft.)*

4683

Existing Lot Size (Sq. Ft.)*

6985.1

Proposed Lot Size (Sq. Ft.)* ?

6985.1

Minimum Lot Size required by Zoning*

5998

Existing Frontage (ft.)*

114

Proposed Frontage (ft.)*

114

Minimum Frontage required by Zoning*

59

Existing Floor Area Ratio*

0

Proposed Floor Area Ratio*

0

Max. Floor Area Ratio required by Zoning*

0.1

Existing Lot Coverage (%)*

20.6

Proposed Lot Coverage (%)*

20.6

Max. Lot Coverage required by Zoning*

32

Existing Lot Area per Dwelling Unit (Sq. Ft.)*

0

Proposed Lot Area per Dwelling Unit (Sq. Ft.)*

0

Minimum Lot Area per Dwelling Unit required by Zoning*

3000

Existing Front Yard Depth (ft.)*

22

Proposed Front Yard Depth (ft.)*

22

Minimum Front Yard Depth required by Zoning*

18

Existing SECOND Front Yard Depth (ft.)* ?

0

Proposed SECOND Front Yard Depth (ft.)* ?

0

Minimum SECOND Front Yard Depth required by Zoning*

0

?

Existing Left Side Yard Depth (ft.)* ?

15

Proposed Left Side Yard Depth (ft.)* ?

15

Minimum Left Side Yard Depth required by Zoning* ?

8

Existing Right Side Yard Depth (ft.)* ?

0

Proposed Right Side Yard Depth (ft.)* ?

0

Minimum Right Side Yard Depth required by Zoning* ?

-2

Existing Rear Yard Depth (ft.)*

15

Proposed Rear Yard Depth (ft.)*

15

Minimum Rear Yard Depth required by Zoning*

7

Existing Height (stories)

2.51

Proposed Height (stories)*

0.5

Maximum Height (stories) required by Zoning*

2.51

Existing Height (ft.)*

34.2

Proposed Height (ft.)*

34.2

Maximum Height (ft.) required by Zoning*

33

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*

1200

Proposed Landscaped Open Space (Sq. Ft.)*

1000

Existing Landscaped Open Space (% of GFA)*

10

Proposed Landscaped Open Space (% of GFA)*

10

Minimum Landscaped Open Space (% of GFA) required by Zoning*

0

Existing Usable Open Space (Sq. Ft.)*

1469

Proposed Usable Open Space (Sq. Ft.)*

1469

Existing Usable Open Space (% of GFA)* ?

30

Proposed Usable Open Space (% of GFA)* ?

0

Minimum Usable Open Space required by Zoning*

8

Existing Number of Parking Spaces*

2.1

Proposed Number of Parking Spaces*

3

Minimum Number of Parking Spaces required by Zoning*

2.1

Existing Parking area setbacks

0

Proposed Parking area setbacks *

0

Minimum Parking Area Setbacks required by Zoning*

18

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces*

0

Minimum Number of Loading Spaces required by Zoning*

0

Existing Slope of proposed roof(s) (in. per ft.)*

-1

Proposed Slope of proposed roof(s) (in. per ft.)*

0.1

Minimum Slope of Proposed Roof(s) required by Zoning*

-3

Existing type of construction*

Impervious

Proposed type of construction*

Pervious

Open Space Information

Existing Total Lot Area*

6985.1

Proposed Total Lot Area*

6983

Existing Open Space, Usable*

1469

Proposed Open Space, Usable*

1469

Existing Open Space, Landscaped*

1200

Proposed Open Space, Landscaped*

1200

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

40.1

Accessory Building, Proposed Gross Floor Area

38

Basement or Cellar, Existing Gross Floor Area ?

1276

Basement or Cellar, Proposed Gross Floor Area

1276

1st Floor, Existing Gross Floor Area

1335

1st Floor, Proposed Gross Floor Area

1335

2nd Floor, Existing Gross Floor Area

1381

2nd Floor, Proposed Gross Floor Area

1381

3rd Floor, Existing Gross Floor Area

0

3rd Floor, Proposed Gross Floor Area

0

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area ?

651

Attic, Proposed Gross Floor Area

651

Parking Garages, Existing Gross Floor Area ?

0.1

Parking Garages, Proposed Gross Floor Area

-2

All weather habitable porches and balconies, Existing
Gross Floor Area

0

All weather habitable porches and balconies, Proposed
Gross Floor Area

0

Total Existing Gross Floor Area

4683.2



Total Proposed Gross Floor Area

4679



APPLICANT DECLARATION (Arlington Residential Design Guidelines)

By entering my name below, I hereby attest that I have reviewed the following:

- Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.*



Applicant's Signature*



Nehama Dina Brawer

Nov 3, 2025

Record No: V-25-9

Variance Permit
Application (ZBA)

Status: Active

Submitted On: 11/13/2025

Primary Location

190 MYSTIC VALLEY PKWY
Arlington, MA 02474

Owner

BRAWER NAFTALI; BRAWER
NEHAMA DINA
190 MYSTIC VALLEY PKWY
ARLINGTON, MA 02474

Applicant

 Dina Brawer
 917-691-9119
 @ dinabrawer@hotmail.com
 190, mystic valley parkway
Arlington, MA 02474

Variance Permit Criteria

Describe the circumstances relating to the soil conditions, shape, or topography especially affecting such land or structures but not affecting generally the Zoning District in which it is located that would substantiate the granting of a Variance.*

A 10 foot sewer easement runs across the property and in order to conform to bylaws, the driveway would have to sit right above the easement which doesn't seem ideal.

In addition, cars accessing the driveway from Park street would drive over the manhole. Finally, a beautiful mature tree on Park street would need to be removed.

Describe how a literal enforcement of the provisions of the Zoning Bylaw, specifically relating to the circumstances affecting the land or structure noted above, would involve substantial hardship, financial or otherwise, to the Petitioner or Appellant.*

Due to the above constraints – we have considered a driveway accessed from Mystic Valley Parkway. This however would incur substantial hardship due to restricted sightlines on MVP and would cause the petitioner excessive stress such as that the new driveway would have no useful benefit.

Describe how desirable relief may be granted without substantial detriment to the public good. *

The proposed project fits well within the established development pattern and will not impose additional burdens on municipal services, parking, or circulation. The design respects neighborhood scale, preserves privacy and sightlines, and does not create overshadowing or drainage issues. Because the relief does not introduce hazards or nuisances, and maintains the visual and functional integrity of the area, there is no substantial detriment to the public good.

Describe how desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw of the Town of Arlington, Massachusetts.*

The requested relief enables a reasonable and functional use of the property without altering the essential nature of the zoning district or creating detriment to nearby properties. The improvement enhances livability while respecting the bylaw's goals, including maintaining open space, limiting bulk, and ensuring harmonious neighborhood development. Because the project aligns with these purposes and introduces no adverse effects, granting the relief would not substantially derogate from the intent of the Zoning Bylaw.

State Law (MGL Chapter 40a, Section 10) requires that the Zoning Board of Appeals must find that all four (4) criteria are met in order to be authorized to grant a Variance. If any one of the standards is not met, the Board must deny the Variance.

Dimensional and Parking Information

Present Use/Occupancy *

2 family

Proposed Use/Occupancy *

2 family

Existing Number of Dwelling Units*

2

Proposed Number of Dwelling Units*

2

Existing Gross Floor Area (Sq. Ft.)*

4683

Proposed Gross Floor Area (Sq. Ft.)*

4683

Existing Lot Size (Sq. Ft.)*

6985

Proposed Lot Size (Sq. Ft.)* ?

6985

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

114

Proposed Frontage (ft.)*

114

Minimum Frontage required by Zoning*

58

Existing Floor Area Ratio*

0

Proposed Floor Area Ratio*

0

Max. Floor Area Ratio required by Zoning*

0

Existing Lot Coverage (%)*

20.6

Proposed Lot Coverage (%)*

20.6

Max. Lot Coverage required by Zoning*

35

Existing Lot Area per Dwelling Unit (Sq. Ft.)*

0

Proposed Lot Area per Dwelling Unit (Sq. Ft.)*

0

Minimum Lot Area per Dwelling Unit required by Zoning*

3000

Existing Front Yard Depth (ft.)*

22

Proposed Front Yard Depth (ft.)*

22

Minimum Front Yard Depth required by Zoning*

20

Existing Left Side Yard Depth (ft.)*

15

Proposed Left Side Yard Depth (ft.)*

15

Minimum Left Side Yard Depth required by Zoning*

10

Existing Right Side Yard Depth (ft.)*

0

Proposed Right Side Yard Depth (ft.)*

0

Minimum Right Side Yard Depth required by Zoning*

0

Existing Rear Yard Depth (ft.)*

15

Proposed Rear Yard Depth (ft.)*

15

Minimum Rear Yard Depth required by Zoning*

10

Existing Height (stories)

2.5

Proposed Height (stories)*

2.5

Maximum Height (stories) required by Zoning*

2.5

Existing Height (ft.)*

34.2

Proposed Height (ft.)*

34.2

Maximum Height (ft.) required by Zoning*

35

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*

1200

Proposed Landscaped Open Space (Sq. Ft.)*

1000

Existing Landscaped Open Space (% of GFA)*

10

Proposed Landscaped Open Space (% of GFA)*

10

Minimum Landscaped Open Space (% of GFA) required by Zoning*

0

Existing Usable Open Space (Sq. Ft.)*

1469

Proposed Usable Open Space (Sq. Ft.)*

1466

Existing Usable Open Space (% of GFA)*

30

Proposed Usable Open Space (% of GFA)*

0

Minimum Usable Open Space required by Zoning*

0

Existing Number of Parking Spaces*

2

Proposed Number of Parking Spaces*

3

Minimum Number of Parking Spaces required by Zoning*

2

Existing Parking area setbacks

0

Proposed Parking area setbacks *

0

Minimum Parking Area Setbacks required by Zoning*

0

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces*

0

Minimum Number of Loading Spaces required by Zoning*

0

Existing Slope of proposed roof(s) (in. per ft.)*

0

Proposed Slope of proposed roof(s) (in. per ft.)*

0

Minimum Slope of Proposed Roof(s) required by Zoning*

0

Existing type of construction*

5

Proposed type of construction*

5

Open Space Information

Existing Total Lot Area*

6985

Proposed Total Lot Area*

6985

Existing Open Space, Usable*

1469

Proposed Open Space, Usable*

1469

Existing Open Space, Landscaped*

1200

Proposed Open Space, Landscaped*

1200

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

40

Accessory Building, Proposed Gross Floor Area

40

Basement or Cellar, Existing Gross Floor Area 

1276

Basement or Cellar, Proposed Gross Floor Area

1276

1st Floor, Existing Gross Floor Area

1335

1st Floor, Proposed Gross Floor Area

1335

2nd Floor, Existing Gross Floor Area

1381

2nd Floor, Proposed Gross Floor Area

1381

3rd Floor, Existing Gross Floor Area

0

3rd Floor, Proposed Gross Floor Area

0

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area 

648

Attic, Proposed Gross Floor Area

651

Parking Garages, Existing Gross Floor Area 

0

Parking Garages, Proposed Gross Floor Area

0

All weather habitable porches and balconies, Existing
Gross Floor Area

0

All weather habitable porches and balconies, Proposed
Gross Floor Area

0

Total Existing Gross Floor Area

4680



Total Proposed Gross Floor Area

4683



APPLICANT DECLARATION (Arlington Residential Design Guidelines)

By entering my name below, I hereby attest that I have reviewed the following:

- Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.*



Applicant's Signature*



Nehama Dina Brawer

Nov 13, 2025

MYSTIC VALLEY PARKWAY

OWNER OF RECORD

NPO PROPERTIES LLC

BOOK 75015 PAGE 334 M.S.R.D

PLAN REFERENCES

PLAN BOOK 233 PLAN 34

CORAL STREET

UTILITY
POLE

TREE

TREE

TREE

TREE

PARK STREET
GRANITE CURB

SB/DH

LOT 34
A=6,985 S.F.

R=2108.38'
L=32.17'

R=20.00'
L=36.63'

46.6'

10' SEWER EASEMENT

12.6'

12.1'

14.2'

114.31'

190-192
PROPOSED
ADDITION

52.8'

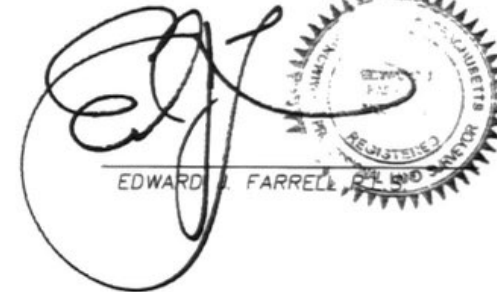
60.3'

14.6'

60.50'

PROPOSED LOT COVERAGE=20%

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN
ACTUAL INSTRUMENT SURVEY.



EDWARD J. FARRELL

3-25-21
DATE

PLOT PLAN
190-192 MYSTIC VALLEY PARKWAY
ARLINGTON, MASS.

SCALE: 1" = 20' MARCH 21, 2021

Prepared By

EDWARD J. FARRELL

PROFESSIONAL LAND SURVEYOR

110 WINN STREET ~ SUITE 203 ~ WOBURN, MA.
(781)-933-9012

MYSTIC VALLEY PARKWAY

TREET

UTILITY
POLE

$R=20.00'$
 $L=36.63'$

$R=2108.38'$
 $L=32.17'$

LOT 34
A=6,985 S.F.

SB/DH

TREE

10' SEWER EASEMENT

GRANITE CURB
PARK STREET

104.98'

TREE

TREE

TREE

60.3'

20.7'

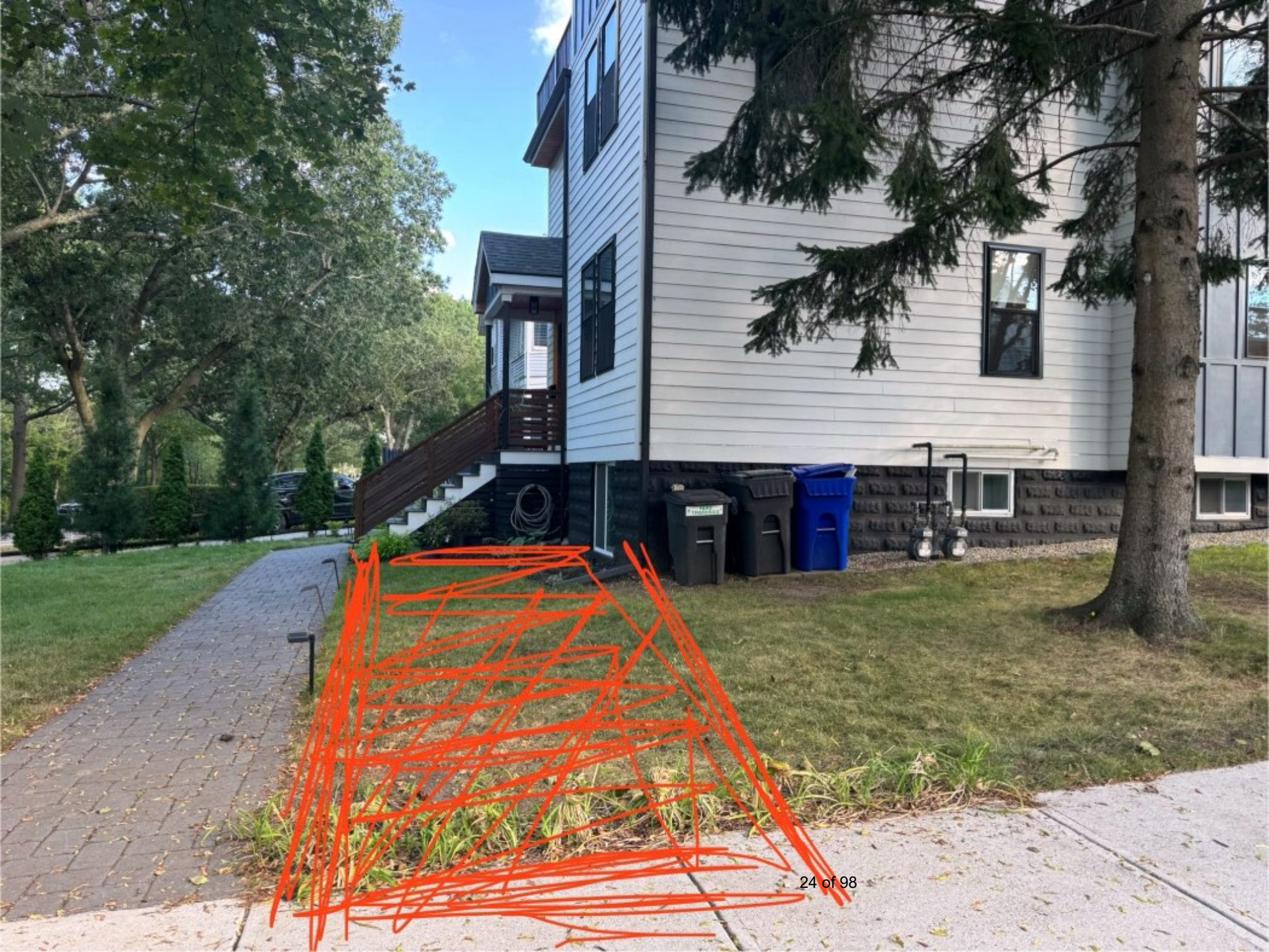
190-192
PROPOSED
ADDITION

60.50'

PROPOSED LOT COVERAGE=20%

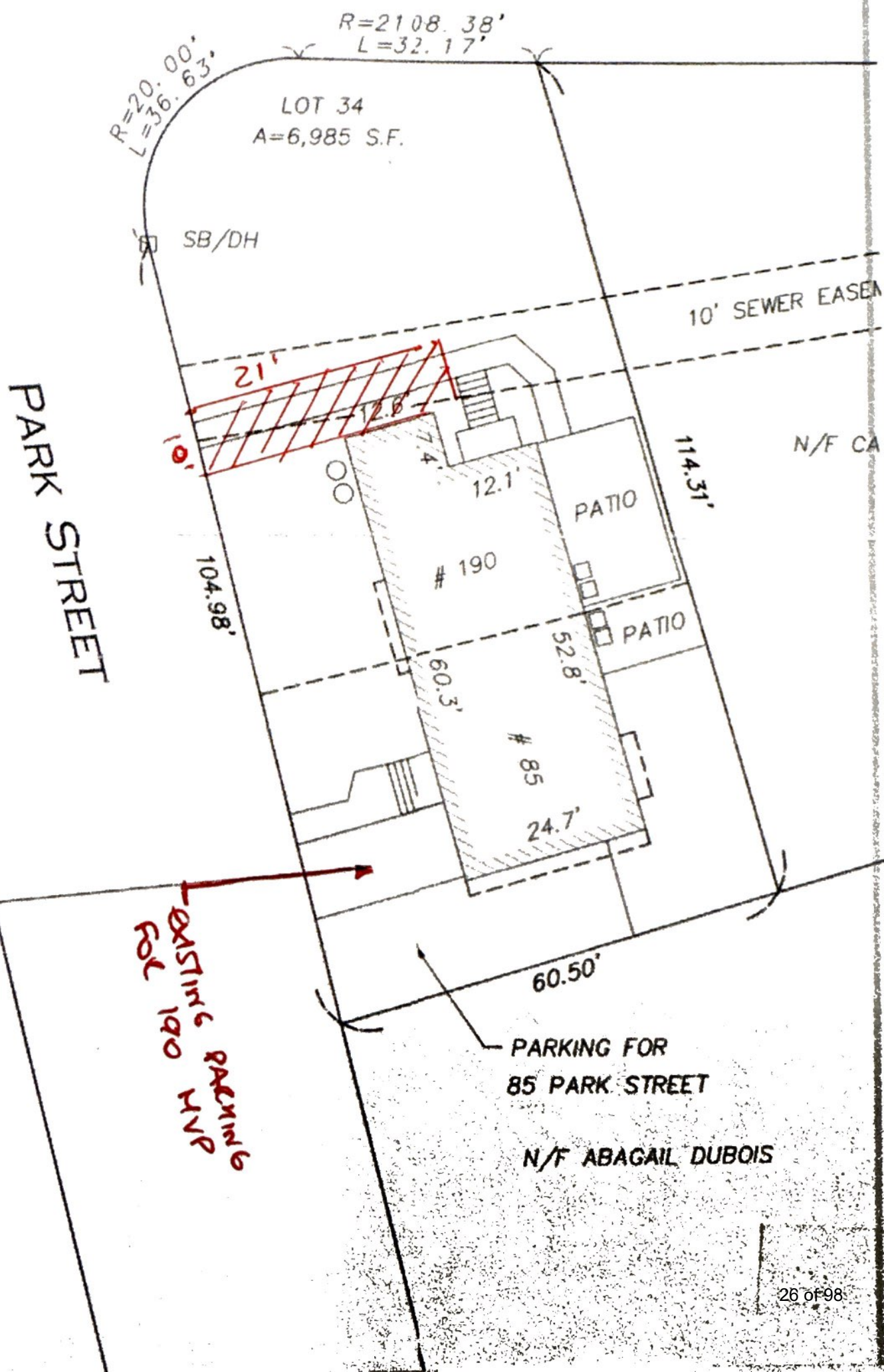








MYSTIC VALLEY PARKWAY



MYSTIC VALLEY PARKWAY

OWNER OF RECORD

NPO PROPERTIES LLC

BOOK 75015 PAGE 334 M.S.R.D

PLAN REFERENCES

PLAN BOOK 233 PLAN 34

CORAL STREET

UTILITY
POLE

SB/DH

TREE

PARK STREET
GRANITE CURB

LOT 34
A=6,985 S.F.

R=2108.38'
L=32.17'

46.6'

10' SEWER EASEMENT

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN
ACTUAL INSTRUMENT SURVEY.

EDWARD J. FARRELL



3-25-21

DATE

PROPOSED LOT COVERAGE=20%

PLOT PLAN
190-192 MYSTIC VALLEY PARKWAY
ARLINGTON, MASS.

SCALE: 1" = 20' MARCH 21, 2021

Prepared By

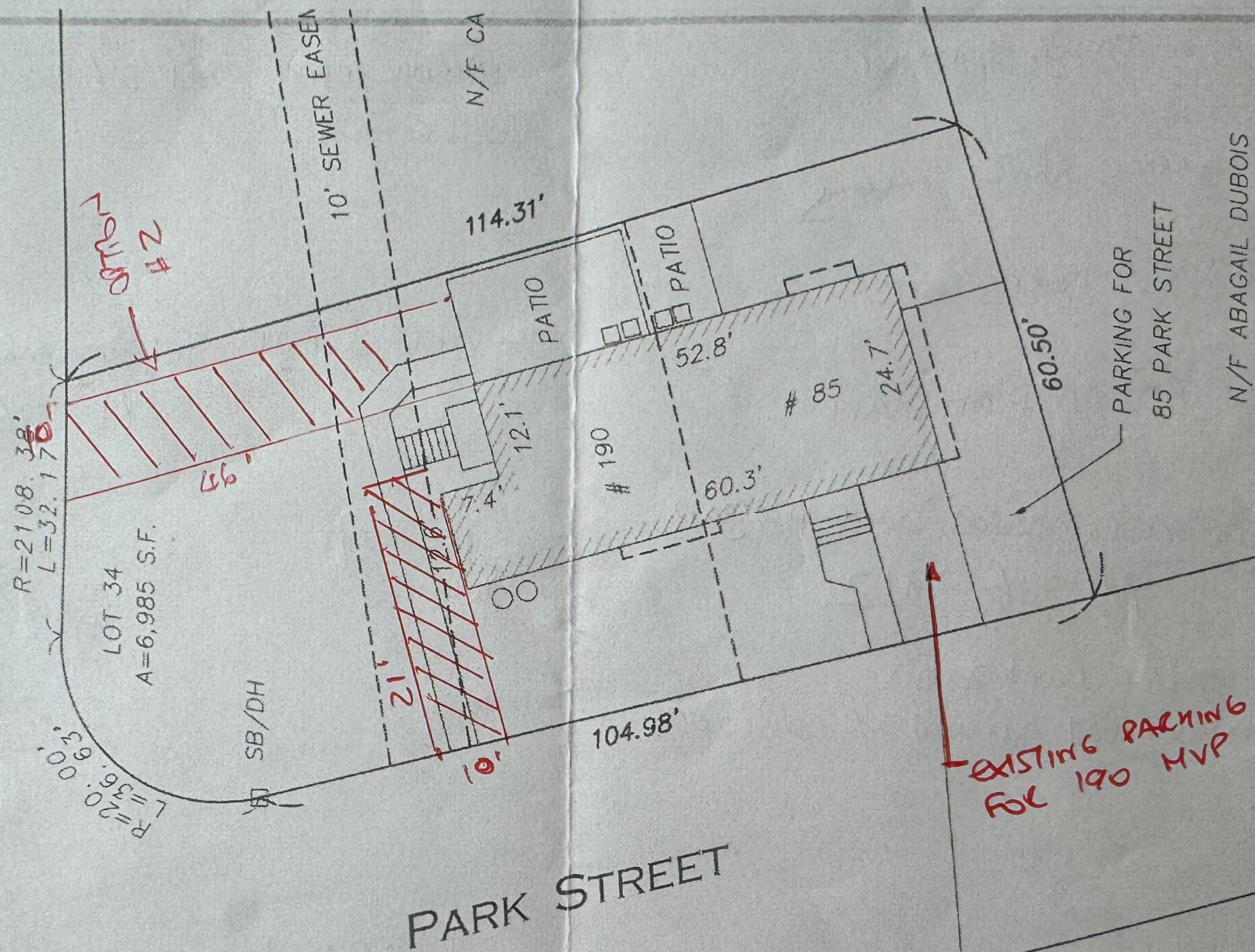
EDWARD J. FARRELL

PROFESSIONAL LAND SURVEYOR

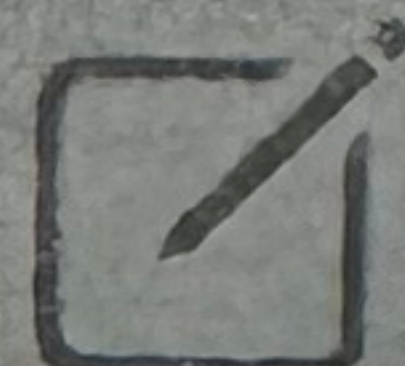
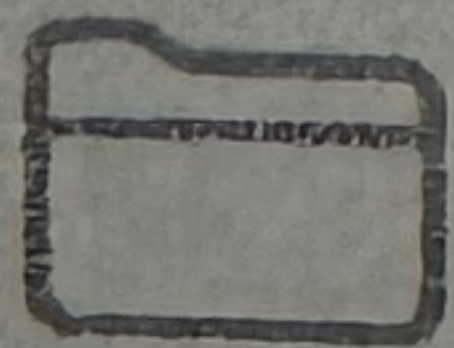
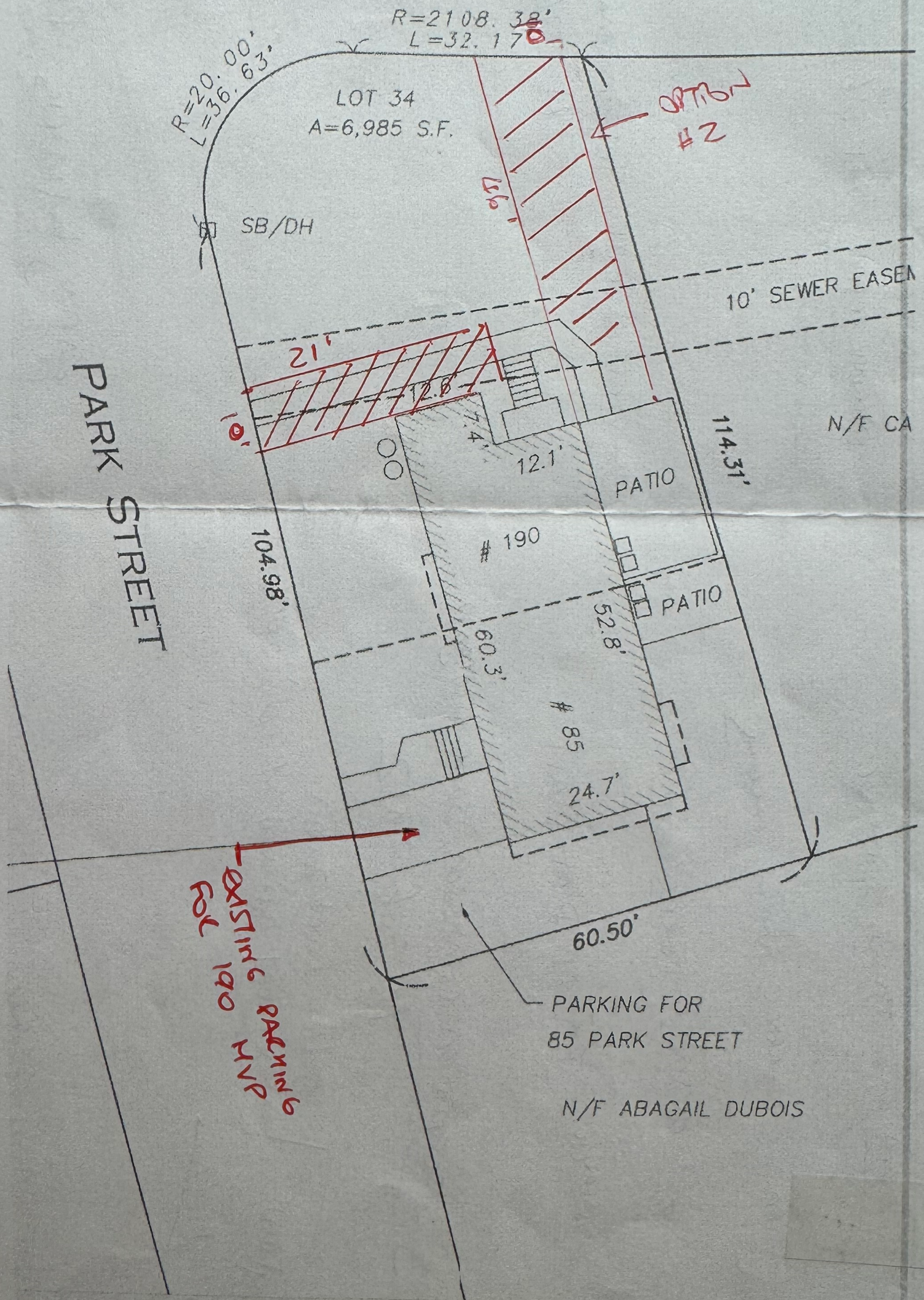
110 WINN STREET ~ SUITE 203 ~ WOBURN, MA.

(781)-933-9012

MYSTIC VALLEY PARKWAY



MYSTIC VALLEY PARKWAY



**CERTIFIED ABUTTERS LIST**

Date: November 13, 2025

Subject Property Addresses: 190 MYSTIC VALLEY PKWY, ARLINGTON, MA

Subject Property ID: 41.A-2-7.1

Search Distance: 300 Feet - Zoning

1

				MAILING ADDRESS	
Parcel ID:	Property Location	Owner 1	Owner 2	Mailing Address 1	Town, State, Zip
043.0-0007-0026.0	73 BEACON ST	MURRAY MARGARET H		73 BEACON ST	ARLINGTON MA, 02474
041.0-0005-0001.0	40-42 FORDHAM ST	RUCAJ ARLINDI &	BALLA EDLIRA	40 FORDHAM ST	ARLINGTON MA, 02474
041.A-0002-0126.2	126 RAWSON RD #2	WALLS SUSAN		126 RAWSON RD UNIT 2	ARLINGTON MA, 02474
041.A-0002-0067.0	65-67 PARK ST #67	STACK WENDY		67 PARK ST	ARLINGTON MA, 02474
041.A-0002-0065.0	65-67 PARK ST #65	JIANG MINGDE	LEDBETTER KATHRYN	65 PARK ST	ARLINGTON MA, 02474
041.A-0002-0114.0	114 RAWSON RD #114	BELTRAN PIERRE MICHEL JEAN	GONZALEZ CARLA FERNANDA VENDRE	114 RAWSON RD	ARLINGTON MA, 02474
041.0-0002-0013.0	122 RAWSON RD	DROHAN DUANE E--ETAL	DROHAN BERNADINE F	122 RAWSON RD	ARLINGTON MA, 02474
041.0-0002-0006.0	83 PARK ST	DUBOIS ABIGAIL		83 PARK ST	ARLINGTON MA, 02474
041.0-0006-0001.0	127-129 RAWSON RD	VALLARELLI RICHARD J JR/ TRUSTEE	JANICE M VALLARELLI IRREVOCABL	33 ALTON ST	ARLINGTON MA, 02474
041.A-0002-0124.1	124 RAWSON RD #1	CATERINO PAMELA		124 RAWSON RD UNIT 1	ARLINGTON MA, 02474
041.0-0002-0011.0	128 RAWSON RD	ALVES JOHN		108 LINE STREET	SOMERVILLE MA, 02143
041.A-0006-0031.0	31-33 FORDHAM ST #31	CARMI RAOUF & RITA		31 FORDHAM ST	ARLINGTON MA, 02474
044.A-0007-0074.1	74 PARK ST #1	DONOVAN JOHN W & MACHO MATT C		74 PARK ST UNIT 1	ARLINGTON MA, 02474
041.A-0006-0033.0	31-33 FORDHAM ST #33	COLACES THOMAS VINCENT	LANDAU STEFANIE	33 FORDHAM ST	ARLINGTON MA, 02474
041.0-0002-0014.0	118 RAWSON RD	HOUSING CORP OF ARLINGTON		252 MASS AVE	ARLINGTON MA, 02474
044.A-0007-0006.0	70 PARK ST #B	BURRELL KENNETH & KRISTEN		70 PARK ST UNIT B	ARLINGTON MA, 02474
044.0-0008-0001.0	0LOT MYSTIC VALLEY PKWY	DEPT/CONSERVATION & RECREATION	WATER SUPPLY PROTECTION DIV	STATE TRANSPORTATION BLDG; 10 PARK PLZ STE 6620	BOSTON MA, 02116
044.A-0007-0083.B	83 BEACON ST #B	FRIES PATRICIA		83 BEACON ST UNIT B	ARLINGTON MA, 02474
041.A-0002-0073.0	71 PARK ST #73	NEMESH JAMES C & ANN		73 PARK ST	ARLINGTON MA, 02474
041.0-0006-0003.0	170-172 MYSTIC VALLEY PKWY	170-172 MYSTIC VALLEY LLC		20 BROWNING RD	ARLINGTON MA, 02476
044.A-0007-0087.0	85-87 BEACON ST #87	GILBERT ALAN B ETAL/ TRS	87 BEACON STREET REALTY TRUST	87 BEACON ST	ARLINGTON MA, 02474
044.A-0007-0074.2	74 PARK ST #2	TEDESCO PHILIP E &	MCCARTY MAUREEN	74 PARK ST UNIT 2	ARLINGTON MA, 02474
041.A-0006-0005.0	168 MYSTIC VALLEY PKWY #1	BROWN RUBEN EDWARD	CAMERON BETSY SADLER	168 MYSTIC VALLEY PKWY; UNIT 1	ARLINGTON MA, 02474
041.0-0006-0021.0	37 FORDHAM ST	ROSENBUSH ANDREW		37 FORDHAM STREET	ARLINGTON MA, 02474
041.0-0006-0022.0	39-41 FORDHAM ST	MURRAY PAUL D/TRUSTEE	39-41 FORDHAM ST REALTY TRUST	19 AGAWAM RD	WINCHESTER MA, 01890
041.0-0007-0001.0	0LOT MYSTIC VALLEY PKWY	DEPT/CONSERVATION & RECREATION	WATER SUPPLY PROTECTION DIV	STATE TRANSPORTATION BLDG; 10 PARK PLZ STE 6620	BOSTON MA, 02116
041.A-0006-0004.0	166 MYSTIC VALLEY PKWY #2	RUBEN BROWN		166 MYSTIC VALLEY PKWY; UNIT 2	ARLINGTON MA, 02474
043.A-0007-0065.0	65-71 BEACON ST #65	TORRE GUGLIELMA	TRONCONE LUCA	65 BEACON ST	ARLINGTON MA, 02474
041.A-0002-0071.0	71 PARK ST #71	JACILDO MARK & JACQUELINE G/ TRS	J & M JACILDO LIVING TRUST	71 PARK ST	ARLINGTON MA, 02474
041.A-0006-0002.1	174 MYSTIC VALLEY PKWY #1	CRAWFORD JASON	NARAYAN MANJARI	174 MYSTIC VALLEY PKWY	ARLINGTON MA, 02474
041.0-0002-0004.0	75 PARK ST	BELANGER BRUCE A		75 PARK ST	ARLINGTON MA, 02474
044.0-0007-0002.A	82 PARK ST	BLODGETT ANDREA G		82 PARK ST	ARLINGTON MA, 02474
044.A-0007-0004.A	4 CORAL ST #4A	ROSS CHRISTINA M	BOULAIS WAYNE T	4 CORAL ST; UNIT 4A	ARLINGTON MA, 02474
043.A-0007-0066.0	66 PARK ST	WHEELER PIERRETTE		66 PARK STREET	ARLINGTON MA, 02474
043.A-0007-0071.0	65-71 BEACON ST #71	CHEN SHIH-HSUAN	LIN CHI HUA SARAH	71 BEACON ST	ARLINGTON MA, 02474

**CERTIFIED ABUTTERS LIST**

2

Date: November 13, 2025**Subject Property Addresses:** 190 MYSTIC VALLEY PKWY, ARLINGTON, MA**Subject Property ID:** 41.A-2-7.1**Search Distance:** 300 Feet - Zoning

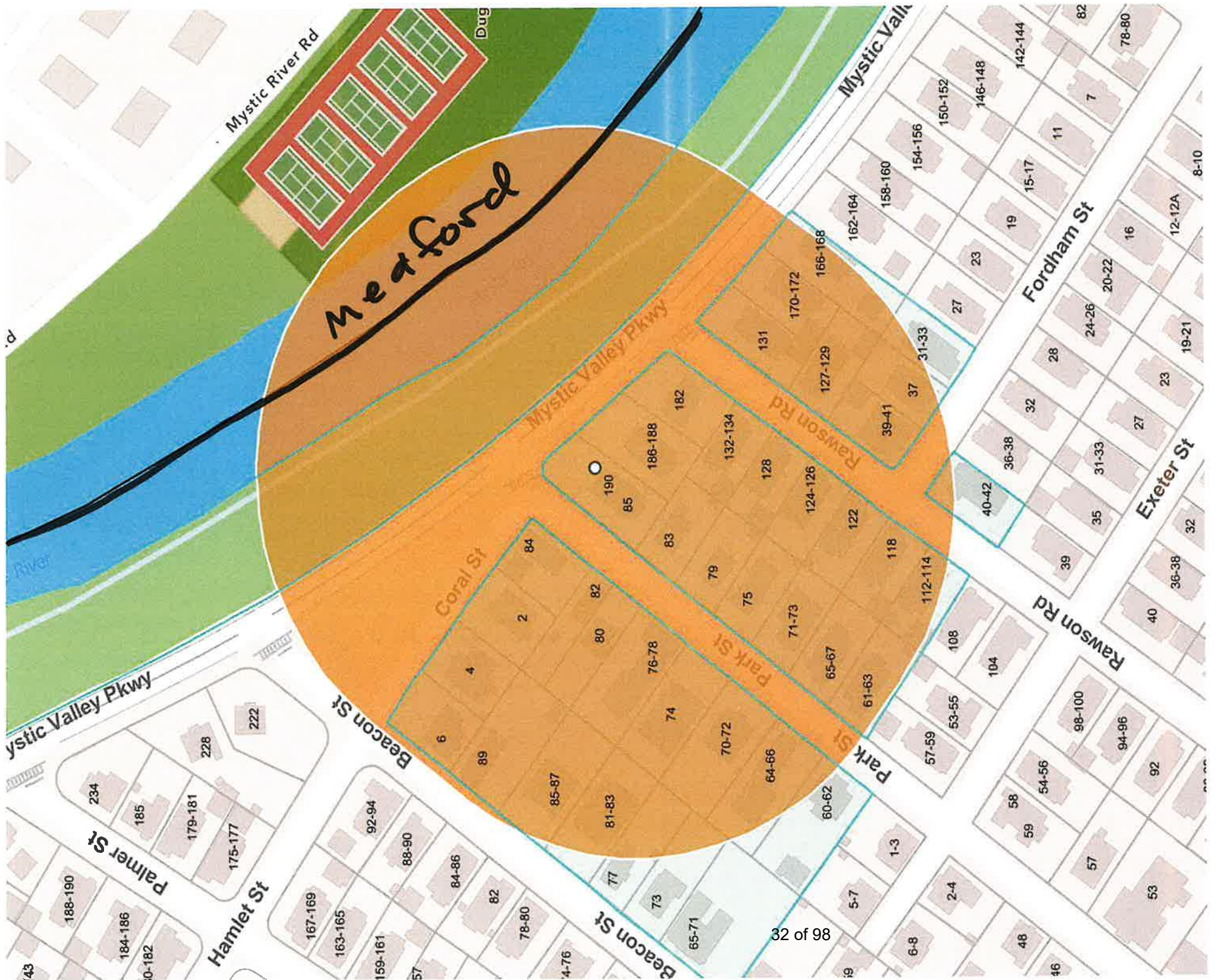
				MALING ADDRESS	
Parcel ID:	Property Location	Owner 1	Owner 2	Mailing Address 1	Town, State, Zip
041.A-0006-0002.2	131 RAWSON RD #2	HULLEY KARI	NARDONE PHILIP III	131 RAWSON RD	ARLINGTON MA, 02476
044.A-0007-0078.0	76-78 PARK ST #78	DHANJAL ROHIT & ANAMARIA		78 PARK ST	ARLINGTON MA, 02474
041.A-0002-0134.0	134 RAWSON RD #134	WHITE JANINE L		934 S HOYT ST	LAKEWOOD CO, 80226
044.A-0007-0081.A	81 BEACON ST #A	81 BEACON STREET CAPITAL LLC		1 TOWER DR; UNIT 2105	PORTSMOUTH RI, 02871
043.A-0007-0064.0	64 PARK ST	REYNOLDS FRANKLIN &	WOLFSFELD LYNN	64 PARK STREET	ARLINGTON MA, 02474
043.A-0007-0069.0	65-71 BEACON ST #69	KEENAN ALYSON C		69 BEACON ST	ARLINGTON MA, 02474
044.A-0007-0085.0	85-87 BEACON ST #85	XU HONGYI	WANG MINGXIAN	85 BEACON ST	ARLINGTON MA, 02474
044.A-0007-0005.0	70 PARK ST #A	CHEN CHUNSHENG	YUAN BINGBING	132 WESTFIELD ST	DEDHAM MA, 02026
044.O-0007-0002.B	80 PARK ST	HAMILTON KENNETH G	HAMILTON KATHERINE B	80 PARK ST	ARLINGTON MA, 02474
041.A-0002-0112.0	112 RAWSON RD #112	SHERSTINIAN DAVID A ETAL/ TRS	DAVID A SHRESTINIAN & SIMONE J	112 RAWSON RD	ARLINGTON MA, 02474
041.O-0002-0008.0	186-188 MYSTIC VALLEY PKWY	SERRANO CATHERINE L/ TRUSTEE	CATHERINE L SERRANO 2019	1 REVOLUTION WAY; UNIT 303	CANTON MA, 02021
044.O-0007-0010.A	6 CORAL ST	STEVENS LORRAINE T & ALANA/ TRS	LORRAINE T STEVENS REVOCABLE	6 CORAL ST	ARLINGTON MA, 02474
044.O-0007-0006.0	77 BEACON ST	DUMOUCHEL MATTHEW & JENNIFER		94 COLONIAL RD	PROVIDENCE RI, 02906
044.A-0007-0004.0	4 CORAL ST #4	DU HAIGUANG	ZHANG LUXI	4 CORAL ST; UNIT 4	ARLINGTON MA, 02474
041.A-0002-0007.1	190 MYSTIC VALLEY PKWY #190	BRAWER NAFTALI	BRAWER NEHAMA DINA	190 MYSTIC VALLEY PKWY	ARLINGTON MA, 02474
041.O-0002-0009.0	182 MYSTIC VALLEY PKWY	GAO YIWEN		1340 4TH AVE; UNIT 5301	SEATTLE WA, 98101
043.O-0007-0002.0	60-62 PARK ST	AZAR JOY E		60 PARK STREET	ARLINGTON MA, 02474
044.O-0007-0001.B	2 CORAL ST	NEAL SHAWN E & SOL GABRIELA		29 COUNTRY CLUB DR	ARLINGTON MA, 02474
041.A-0002-0132.0	132 RAWSON RD #132	THOMPSON JANE		4067 MIRAMAR ST; UNIT 5417	LA JOLLA CA, 92092
044.A-0007-0076.0	76-78 PARK ST #76	FARRELL CATHERINE L ETAL/TRS	CATHERINE L FARRELL TRUST	76 PARK ST	ARLINGTON MA, 02474
044.O-0007-0001.A	84 PARK ST	OTIS CRAIG L	BOUTA ECHOE M	84 PARK ST	ARLINGTON MA, 02474
044.O-0007-0009.0	89 BEACON ST	BIANCHI MICHAEL GEORGE & AYA T		89 BEACON STREET	ARLINGTON MA, 02474
041.O-0002-0001.0	61-63 PARK ST	CARR DEBORAH A		61 PARK ST	ARLINGTON MA, 02474
041.A-0002-0007.2	85 PARK ST #85	GREAU MAXIME & STEPHANIE		85 PARK ST	ARLINGTON MA, 02474
041.O-0002-0005.0	79 PARK ST	HOFFMAN EMILY		79 PARK ST	ARLINGTON MA, 02474
043.A-0007-0067.0	65-71 BEACON ST #67	KELSEY LINDA & TIMOTHY W		67 BEACON ST	ARLINGTON MA, 02474



The Board of Assessors certifies the names and addresses of requested parties in interest, all abutters to a single parcel within 300 feet.

NOTE: Results do not include properties within 300 feet from other towns/cities. (See enclosed Map)

Town of Arlington
Office of the Board of Assessors
730 Massachusetts Ave • Arlington, MA 02476
P: 781-316-3050 E: assessors@town.arlington.ma.us



ORDER DETAILS

Order Number: LNEO0407674
External Order #: 11839580
Order Status: Approved
Classification: Public Notices
Package: General Package
1 Affidavit: 5.00
Total payment: 201.20
Payment Type: Account Billed
User ID: L0023538
External User ID: 670931

ACCOUNT INFORMATION

Arlington Board Of Appeals
51 Grove St
Arlington, MA 02476-4602
781-316-3396
cralston@town.arlington.ma.us
Arlington Board Of Appeals
Contract ID:

TRANSACTION REPORT

Date November 13, 2025
10:26:58 AM EST
Amount: 201.20

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LNEO04076740

November 20, 2025
The Advocate & Star
(Arlington -
Winchester)
November 27, 2025
The Advocate & Star
(Arlington -
Winchester)

PREVIEW FOR AD NUMBER LNEO04076740**ZBA Hearing Notice
190 Mystic Valley Pkwy
Arlington**

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by Dina and Naftali Brawer, on November 3, 2025, a petition seeking to alter their property located at 190 Mystic Valley Parkway - Block Plan 041.A-0002-0007.1. The said petition would require a Variance under Bylaw 3.2.2(D) of the Zoning Bylaw for the Town of Arlington.

A hearing regarding the petition will be conducted remotely via "Zoom", on Tuesday, December 9, 2025, at 7:30 P.M. as soon thereafter as the petitioner may be heard.

To register for the meeting and view documents related to this application go to the Town of Arlington calendar, <https://www.arlingtonma.gov/connect/calendar>, choose the date of the meeting you wish to attend, register for the Zoom meeting, and review documents relating to the application by clicking the link to the agenda. Please direct any questions to: ZBA@town.arlington.ma.us
Christian Klein, RA,
Chair, Zoning Board of Appeals
November 20, 27 2025
LNEO0407674

[Privacy Policy](#) | [Terms of Service](#)

[Contact Us](#)

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Town of Arlington, Massachusetts

Docket #3878 190 Mystic Valley Pkwy

ATTACHMENTS:

Type	File Name	Description
Reference Material	3878_190Mystic_Valley_Pkwy_legal_ad.pdf	3878 190 Mystic Valley Pkwy legal ad
Reference Material	3878_190_Mystic_Valley_Pkwy_SP_Application.pdf	3878 190 Mystic Valley Pkwy SP Application
Reference Material	3878_190_Mystic_Valley_pkwy_Variance_App_V-25-9.pdf	3878 190 Mystic Valley pkwy Variance App V-25-9
Reference Material	3878_190Mystic_Valley_Pkwy_Certified_plot_plan.pdf	3878 190 Mystic Valley Pkwy Certified plot plan
Reference Material	3878_190_Mystic_Valley_Pkwy_Parking_location_images.pdf	3878 190 Mystic Valley Pkwy Parking location images
Reference Material	3878_190_Mystic_Valley_Pkwy_Proposed_parking_11-3-25.pdf	3878 190 Mystic Valley Pkwy Proposed parking 11-3-25
Reference Material	IMG_7468.jpeg	190 Mystic Valley Pkwy updated drawing
Reference Material	3878_190_Mystic_Valley_Pkwy_updated_proposal_11-13-25.pdf	3878 190 Mystic Valley Pkwy updated proposal 11-13-25
Reference Material	3878_190_Mystic_Valley_Pkwy_Certified_abutter_list_and_map.pdf	3878 190 Mystic Valley Pkwy Certified abutter list and map
Reference Material	3878_190_Mystic_Valley_Pkwy_legal_ad.pdf	3878 190 Mystic Valley Pkwy legal ad
Reference Material	3878_190_Mystic_Valley_Pkwy_legal_ad.pdf	3878 190 Mystic Valley Pkwy legal ad

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Christian Klein, RA,
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LNEO0407674

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SP-25-28

Special Use Permit

Application (ZBA)

Status: Active

Submitted On: 11/3/2025

Primary Location

190 MYSTIC VALLEY PKWY
Arlington, MA 02474

Owner

BRAWER NAFTALI; BRAWER
NEHAMA DINA
MYSTIC VALLEY PKWY 190
ARLINGTON, MA 02474

Applicant

 Dina Brawer
 917-691-9119
 @ dinabrawer@hotmail.com
 190, mystic valley parkway
Arlington, MA 02474

Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district  for which the application is made or is so designated elsewhere in the Zoning Bylaw. ***Please LIST BYLAW(S)***

The request is for a second driveway pursuant to Arlington Zoning Bylaw Section 6.1.10.A Location of Parking Spaces. It does not exceed the 20 foot allocation and the total space will be under 350 ft sq..

Explain why the requested use is essential or desirable to the public convenience or welfare.*

The two side by side condos are located at the corner of Park Street and Mystic Valley Parkway.

We currently share a parking space situated in front of our neighbors' entrance on 85 Park street.

The current arrangement:

- a)** Limits our neighbors' privacy, in that we have to walk up to their front door and under their windows anytime we park our car, access it to load/unload, and particularly at night or during early morning departures.
- b)** Pedestrians' access to the 190 MVP condo is via Park street and, particularly if setting down elderly passengers, unloading packages, or visiting after dark, we and/or visitors park on the street in front of the walkway. This can at times reduce visibility for other drivers or cyclists approaching the stop sign at the end of Park street, and when cars are parked on the opposite side of the street, this creates some congestion.

We therefore suggest a dedicated parking space adjacent to the walkway and entrance to 190 MVP that would ease congestion and visibility close to the intersection.

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

We considered driveway access from Mystic Valley Parkway toward the rear of the house, but believe that this will be hazardous to public safety due to reduced sightlines on MVP, the proximity to the corner with Park street and Coral street, and in particular to drivers turning into MVP. As explained above our proposal should improve traffic flow and visibility for pedestrians and cyclists. Access to the parking will be at least 33 feet away from the stop sign.

Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

There is a storm drain nearby, and we are considering a combination of pervious paving to keep water on site and minimize drainage. The majority of the property is landscaped and we have refrained from fencing it in order to enable our neighbors at 194 MVP to have visibility from their own driveway.

Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.*

Any special regulations for the use as may be provided in this Bylaw are fulfilled. We believe the proposal complies with applicable special regulations in 6.1.10.A, and the parking size complies with 6.1.11.A. the space overall size will exceed the allotted 350 ft sq.

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.*

The proposed parking space is in line with the existing driveways on Park street and would maintain the street's character integrity. The majority of our frontage is landscaped and deliberately left open without fencing to complement the neighborhood aesthetic and the open spaces on Coral street and across MVP.

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

This addition will ease traffic - we currently park on the street in front of the house to unload or set down passengers and then have to drive back into the shared parking space adjacent to 85 Park street. It will also mean that our neighbors at 85 Park street will be able to park side by side and not in tandem, and be relieved of moving the car in front to let out the car in the back, (especially helpful with a new teenage driver) and again this will be easing overall congestion on Park street and increasing safety for the many parents and children cycling or walking to school.

Dimensional and Parking Information

Present Use/Occupancy *

two family condo

Proposed Use/Occupancy *

two family condo

Existing Number of Dwelling Units*

2

Proposed Number of Dwelling Units*

2

Existing Gross Floor Area (Sq. Ft.)*

4683

Proposed Gross Floor Area (Sq. Ft.)*

4683

Existing Lot Size (Sq. Ft.)*

6985.1

Proposed Lot Size (Sq. Ft.)* ?

6985.1

Minimum Lot Size required by Zoning*

5998

Existing Frontage (ft.)*

114

Proposed Frontage (ft.)*

114

Minimum Frontage required by Zoning*

59

Existing Floor Area Ratio*

0

Proposed Floor Area Ratio*

0

Max. Floor Area Ratio required by Zoning*

0.1

Existing Lot Coverage (%)*

20.6

Proposed Lot Coverage (%)*

20.6

Max. Lot Coverage required by Zoning*

32

Existing Lot Area per Dwelling Unit (Sq. Ft.)*

0

Proposed Lot Area per Dwelling Unit (Sq. Ft.)*

0

Minimum Lot Area per Dwelling Unit required by Zoning*

3000

Existing Front Yard Depth (ft.)*

22

Proposed Front Yard Depth (ft.)*

22

Minimum Front Yard Depth required by Zoning*

18

Existing SECOND Front Yard Depth (ft.)* ?

0

Proposed SECOND Front Yard Depth (ft.)* ?

0

Minimum SECOND Front Yard Depth required by Zoning*

0

?

Existing Left Side Yard Depth (ft.)* ?

15

Proposed Left Side Yard Depth (ft.)* ?

15

Minimum Left Side Yard Depth required by Zoning* ?

8

Existing Right Side Yard Depth (ft.)* ?

0

Proposed Right Side Yard Depth (ft.)* ?

0

Minimum Right Side Yard Depth required by Zoning* ?

-2

Existing Rear Yard Depth (ft.)*

15

Proposed Rear Yard Depth (ft.)*

15

Minimum Rear Yard Depth required by Zoning*

7

Existing Height (stories)

2.51

Proposed Height (stories)*

0.5

Maximum Height (stories) required by Zoning*

2.51

Existing Height (ft.)*

34.2

Proposed Height (ft.)*

34.2

Maximum Height (ft.) required by Zoning*

33

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*

1200

Proposed Landscaped Open Space (Sq. Ft.)*

1000

Existing Landscaped Open Space (% of GFA)*

10

Proposed Landscaped Open Space (% of GFA)*

10

Minimum Landscaped Open Space (% of GFA) required by Zoning*

0

Existing Usable Open Space (Sq. Ft.)*

1469

Proposed Usable Open Space (Sq. Ft.)*

1469

Existing Usable Open Space (% of GFA)* ?

30

Proposed Usable Open Space (% of GFA)* ?

0

Minimum Usable Open Space required by Zoning*

8

Existing Number of Parking Spaces*

2.1

Proposed Number of Parking Spaces*

3

Minimum Number of Parking Spaces required by Zoning*

2.1

Existing Parking area setbacks

0

Proposed Parking area setbacks *

0

Minimum Parking Area Setbacks required by Zoning*

18

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces*

0

Minimum Number of Loading Spaces required by Zoning*

0

Existing Slope of proposed roof(s) (in. per ft.)*

-1

Proposed Slope of proposed roof(s) (in. per ft.)*

0.1

Minimum Slope of Proposed Roof(s) required by Zoning*

-3

Existing type of construction*

Impervious

Proposed type of construction*

Pervious

Open Space Information

Existing Total Lot Area*

6985.1

Proposed Total Lot Area*

6983

Existing Open Space, Usable*

1469

Proposed Open Space, Usable*

1469

Existing Open Space, Landscaped*

1200

Proposed Open Space, Landscaped*

1200

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

40.1

Accessory Building, Proposed Gross Floor Area

38

Basement or Cellar, Existing Gross Floor Area ?

1276

Basement or Cellar, Proposed Gross Floor Area

1276

1st Floor, Existing Gross Floor Area

1335

1st Floor, Proposed Gross Floor Area

1335

2nd Floor, Existing Gross Floor Area

1381

2nd Floor, Proposed Gross Floor Area

1381

3rd Floor, Existing Gross Floor Area

0

3rd Floor, Proposed Gross Floor Area

0

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area ?

651

Attic, Proposed Gross Floor Area

651

Parking Garages, Existing Gross Floor Area ?

0.1

Parking Garages, Proposed Gross Floor Area

-2

All weather habitable porches and balconies, Existing
Gross Floor Area

0

All weather habitable porches and balconies, Proposed
Gross Floor Area

0

Total Existing Gross Floor Area

4683.2



Total Proposed Gross Floor Area

4679



APPLICANT DECLARATION (Arlington Residential Design Guidelines)

By entering my name below, I hereby attest that I have reviewed the following:

- Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.*



Applicant's Signature*



Nehama Dina Brawer

Nov 3, 2025



Record No: V-25-9

Variance Permit
Application (ZBA)

Status: Active

Submitted On: 11/13/2025

Primary Location

190 MYSTIC VALLEY PKWY
Arlington, MA 02474

Owner

BRAWER NAFTALI; BRAWER
NEHAMA DINA
190 MYSTIC VALLEY PKWY
ARLINGTON, MA 02474

Applicant

 Dina Brawer
 917-691-9119
 @ dinabrawer@hotmail.com
 190, mystic valley parkway
Arlington, MA 02474

Variance Permit Criteria

Describe the circumstances relating to the soil conditions, shape, or topography especially affecting such land or structures but not affecting generally the Zoning District in which it is located that would substantiate the granting of a Variance.*

A 10 foot sewer easement runs across the property and in order to conform to bylaws, the driveway would have to sit right above the easement which doesn't seem ideal.

In addition, cars accessing the driveway from Park street would drive over the manhole. Finally, a beautiful mature tree on Park street would need to be removed.

Describe how a literal enforcement of the provisions of the Zoning Bylaw, specifically relating to the circumstances affecting the land or structure noted above, would involve substantial hardship, financial or otherwise, to the Petitioner or Appellant.*

Due to the above constraints – we have considered a driveway accessed from Mystic Valley Parkway. This however would incur substantial hardship due to restricted sightlines on MVP and would cause the petitioner excessive stress such as that the new driveway would have no useful benefit.

Describe how desirable relief may be granted without substantial detriment to the public good. *

The proposed project fits well within the established development pattern and will not impose additional burdens on municipal services, parking, or circulation. The design respects neighborhood scale, preserves privacy and sightlines, and does not create overshadowing or drainage issues. Because the relief does not introduce hazards or nuisances, and maintains the visual and functional integrity of the area, there is no substantial detriment to the public good.

Describe how desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw of the Town of Arlington, Massachusetts.*

The requested relief enables a reasonable and functional use of the property without altering the essential nature of the zoning district or creating detriment to nearby properties. The improvement enhances livability while respecting the bylaw's goals, including maintaining open space, limiting bulk, and ensuring harmonious neighborhood development. Because the project aligns with these purposes and introduces no adverse effects, granting the relief would not substantially derogate from the intent of the Zoning Bylaw.

State Law (MGL Chapter 40a, Section 10) requires that the Zoning Board of Appeals must find that all four (4) criteria are met in order to be authorized to grant a Variance. If any one of the standards is not met, the Board must deny the Variance.

Dimensional and Parking Information

Present Use/Occupancy *

2 family

Proposed Use/Occupancy *

2 family

Existing Number of Dwelling Units*

2

Proposed Number of Dwelling Units*

2

Existing Gross Floor Area (Sq. Ft.)*

4683

Proposed Gross Floor Area (Sq. Ft.)*

4683

Existing Lot Size (Sq. Ft.)*

6985

Proposed Lot Size (Sq. Ft.)* ?

6985

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

114

Proposed Frontage (ft.)*

114

Minimum Frontage required by Zoning*

58

Existing Floor Area Ratio*

0

Proposed Floor Area Ratio*

0

Max. Floor Area Ratio required by Zoning*

0

Existing Lot Coverage (%)*

20.6

Proposed Lot Coverage (%)*

20.6

Max. Lot Coverage required by Zoning*

35

Existing Lot Area per Dwelling Unit (Sq. Ft.)*

0

Proposed Lot Area per Dwelling Unit (Sq. Ft.)*

0

Minimum Lot Area per Dwelling Unit required by Zoning*

3000

Existing Front Yard Depth (ft.)*

22

Proposed Front Yard Depth (ft.)*

22

Minimum Front Yard Depth required by Zoning*

20

Existing Left Side Yard Depth (ft.)*

15

Proposed Left Side Yard Depth (ft.)*

15

Minimum Left Side Yard Depth required by Zoning*

10

Existing Right Side Yard Depth (ft.)*

0

Proposed Right Side Yard Depth (ft.)*

0

Minimum Right Side Yard Depth required by Zoning*

0

Existing Rear Yard Depth (ft.)*

15

Proposed Rear Yard Depth (ft.)*

15

Minimum Rear Yard Depth required by Zoning*

10

Existing Height (stories)

2.5

Proposed Height (stories)*

2.5

Maximum Height (stories) required by Zoning*

2.5

Existing Height (ft.)*

34.2

Proposed Height (ft.)*

34.2

Maximum Height (ft.) required by Zoning*

35

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*

1200

Proposed Landscaped Open Space (Sq. Ft.)*

1000

Existing Landscaped Open Space (% of GFA)*

10

Proposed Landscaped Open Space (% of GFA)*

10

Minimum Landscaped Open Space (% of GFA) required by Zoning*

0

Existing Usable Open Space (Sq. Ft.)*

1469

Proposed Usable Open Space (Sq. Ft.)*

1466

Existing Usable Open Space (% of GFA)*

30

Proposed Usable Open Space (% of GFA)*

0

Minimum Usable Open Space required by Zoning*

0

Existing Number of Parking Spaces*

2

Proposed Number of Parking Spaces*

3

Minimum Number of Parking Spaces required by Zoning*

2

Existing Parking area setbacks

0

Proposed Parking area setbacks *

0

Minimum Parking Area Setbacks required by Zoning*

0

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces*

0

Minimum Number of Loading Spaces required by Zoning*

0

Existing Slope of proposed roof(s) (in. per ft.)*

0

Proposed Slope of proposed roof(s) (in. per ft.)*

0

Minimum Slope of Proposed Roof(s) required by Zoning*

0

Existing type of construction*

5

Proposed type of construction*

5

Open Space Information

Existing Total Lot Area*

6985

Proposed Total Lot Area*

6985

Existing Open Space, Usable*

1469

Proposed Open Space, Usable*

1469

Existing Open Space, Landscaped*

1200

Proposed Open Space, Landscaped*

1200

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

40

Accessory Building, Proposed Gross Floor Area

40

Basement or Cellar, Existing Gross Floor Area 

1276

Basement or Cellar, Proposed Gross Floor Area

1276

1st Floor, Existing Gross Floor Area

1335

1st Floor, Proposed Gross Floor Area

1335

2nd Floor, Existing Gross Floor Area

1381

2nd Floor, Proposed Gross Floor Area

1381

3rd Floor, Existing Gross Floor Area

0

3rd Floor, Proposed Gross Floor Area

0

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area 

648

Attic, Proposed Gross Floor Area

651

Parking Garages, Existing Gross Floor Area 

0

Parking Garages, Proposed Gross Floor Area

0

All weather habitable porches and balconies, Existing
Gross Floor Area

0

All weather habitable porches and balconies, Proposed
Gross Floor Area

0

Total Existing Gross Floor Area

4680



Total Proposed Gross Floor Area

4683



APPLICANT DECLARATION (Arlington Residential Design Guidelines)

By entering my name below, I hereby attest that I have reviewed the following:

- Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.*



Applicant's Signature*



Nehama Dina Brawer

Nov 13, 2025

MYSTIC VALLEY PARKWAY

OWNER OF RECORD

NPO PROPERTIES LLC

BOOK 75015 PAGE 334 M.S.R.D

PLAN REFERENCES

PLAN BOOK 233 PLAN 34

CORAL STREET

UTILITY
POLE

TREE

SB/DH

PARK STREET
GRANITE CURB

LOT 34
A=6,985 S.F.

R=2108.38'
L=32.17'

R=20.00'
L=36.63'

46.6'

10' SEWER EASEMENT



I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN
ACTUAL INSTRUMENT SURVEY.

[Signature]
EDWARD J. FARRELL, P.L.S.

3-25-21
DATE

PLOT PLAN
190-192 MYSTIC VALLEY PARKWAY
ARLINGTON, MASS.

SCALE: 1" = 20' MARCH 21, 2021

Prepared By

EDWARD J. FARRELL

PROFESSIONAL LAND SURVEYOR

110 WINN STREET ~ SUITE 203 ~ WOBURN, MA.

(781)-933-9012

PROPOSED LOT COVERAGE=20%

MYSTIC VALLEY PARKWAY

TREET

UTILITY
POLE

$R=20.00'$
 $L=36.63'$

$R=2108.38'$
 $L=32.17'$

LOT 34
A=6,985 S.F.

SB/DH

TREE

10' SEWER EASEMENT

GRANITE CURB
PARK STREET

104.98'

TREE

TREE

TREE

12.6'

12.1'

190-192
PROPOSED
ADDITION

60.3'

20.7'

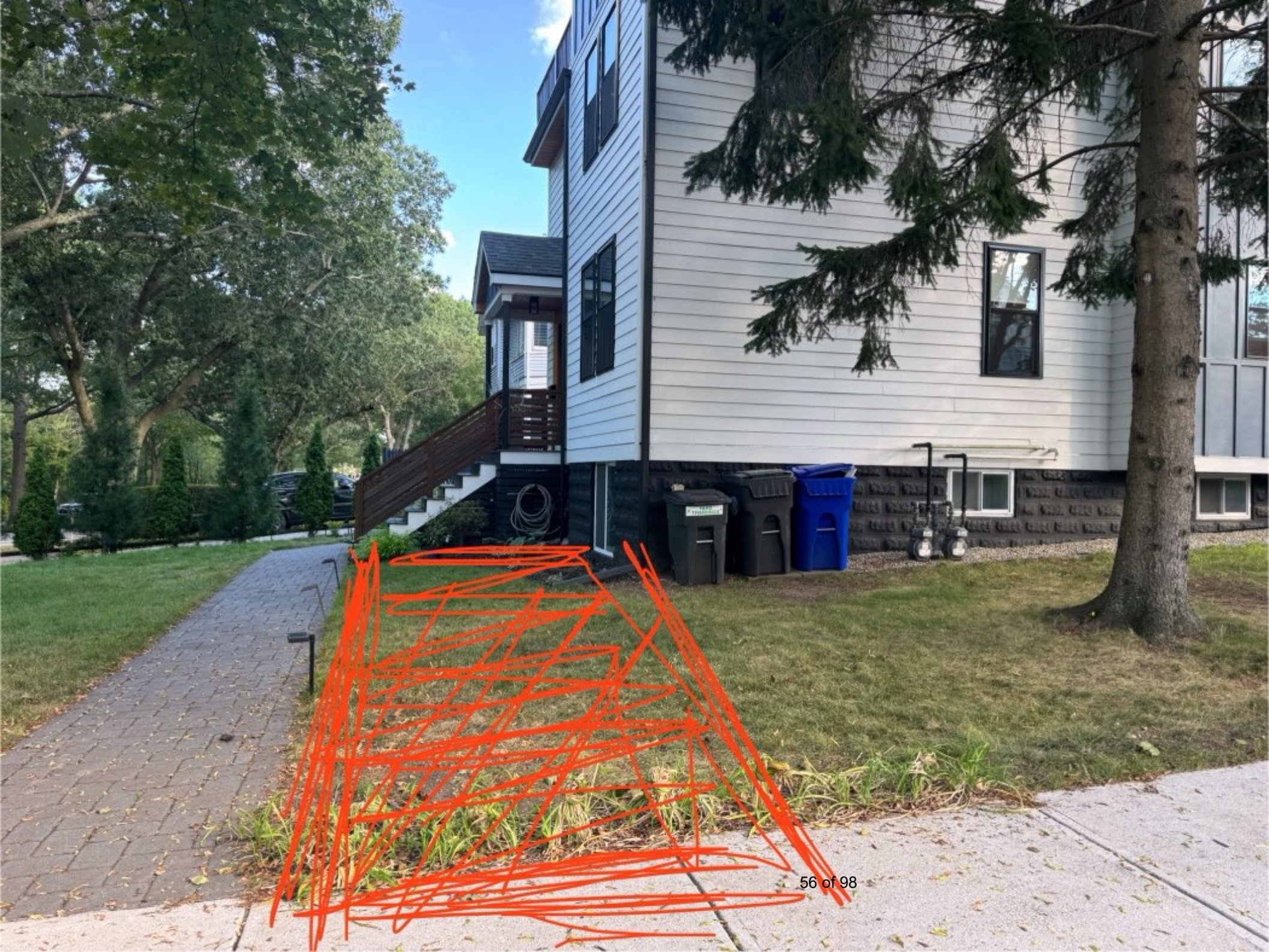
24.7'

60.50'

PROPOSED LOT COVERAGE=20%

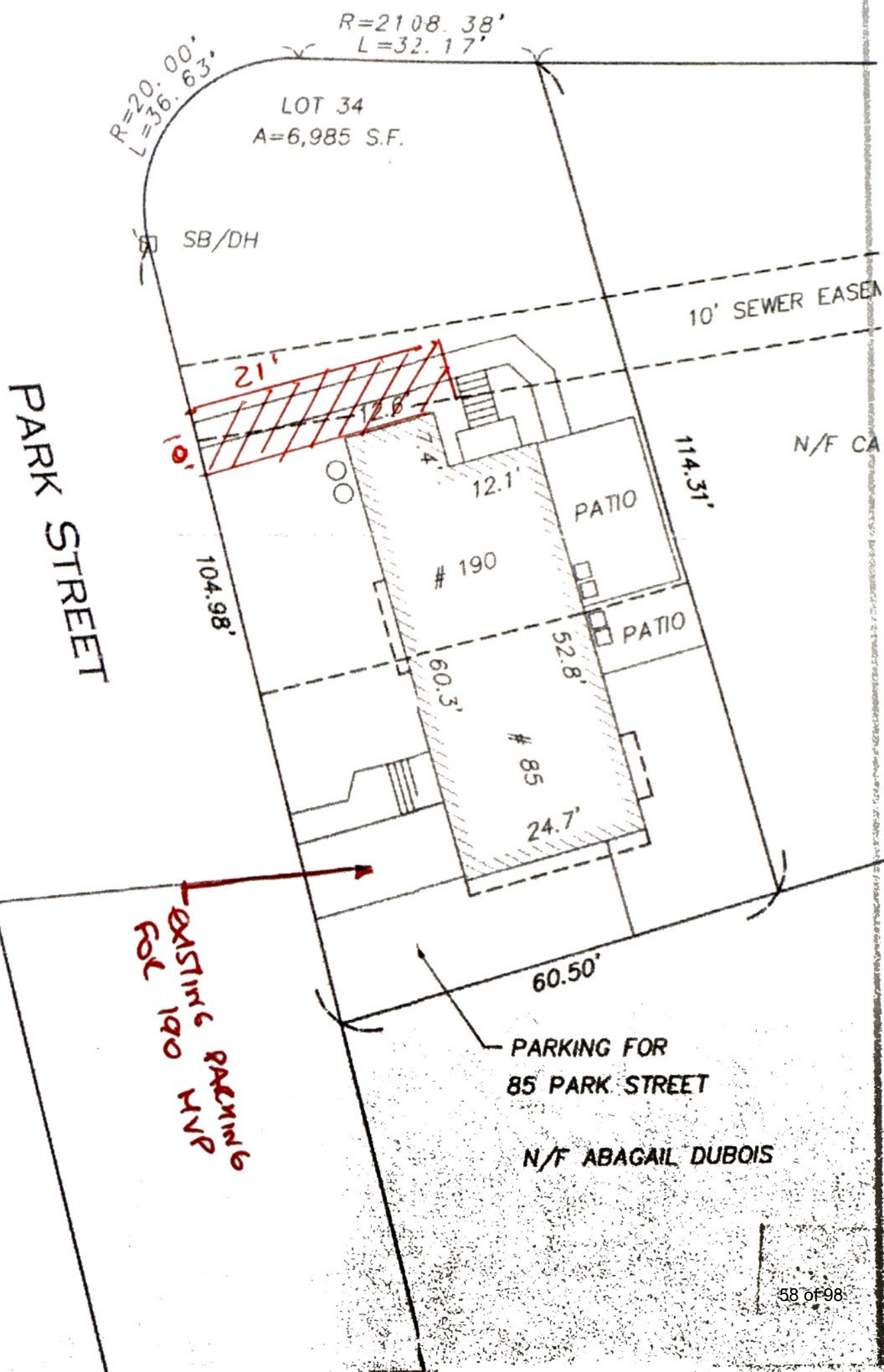








MYSTIC VALLEY PARKWAY



MYSTIC VALLEY PARKWAY

OWNER OF RECORD

NPO PROPERTIES LLC

BOOK 75015 PAGE 334 M.S.R.D

PLAN REFERENCES

PLAN BOOK 233 PLAN 34

CORAL STREET

UTILITY
POLE

TREE

SB/DH

PARK STREET
GRANITE CURB

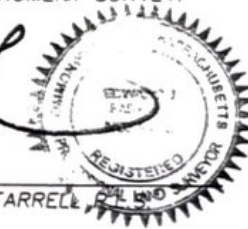
LOT 34
A=6,985 S.F.

R=2108.38'
L=32.17'

10' SEWER EASEMENT

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN
ACTUAL INSTRUMENT SURVEY.

EDWARD J. FARRELL



3-25-21

DATE

PROPOSED LOT COVERAGE=20%

PLOT PLAN
190-192 MYSTIC VALLEY PARKWAY
ARLINGTON, MASS.

SCALE: 1" = 20' MARCH 21, 2021

Prepared By

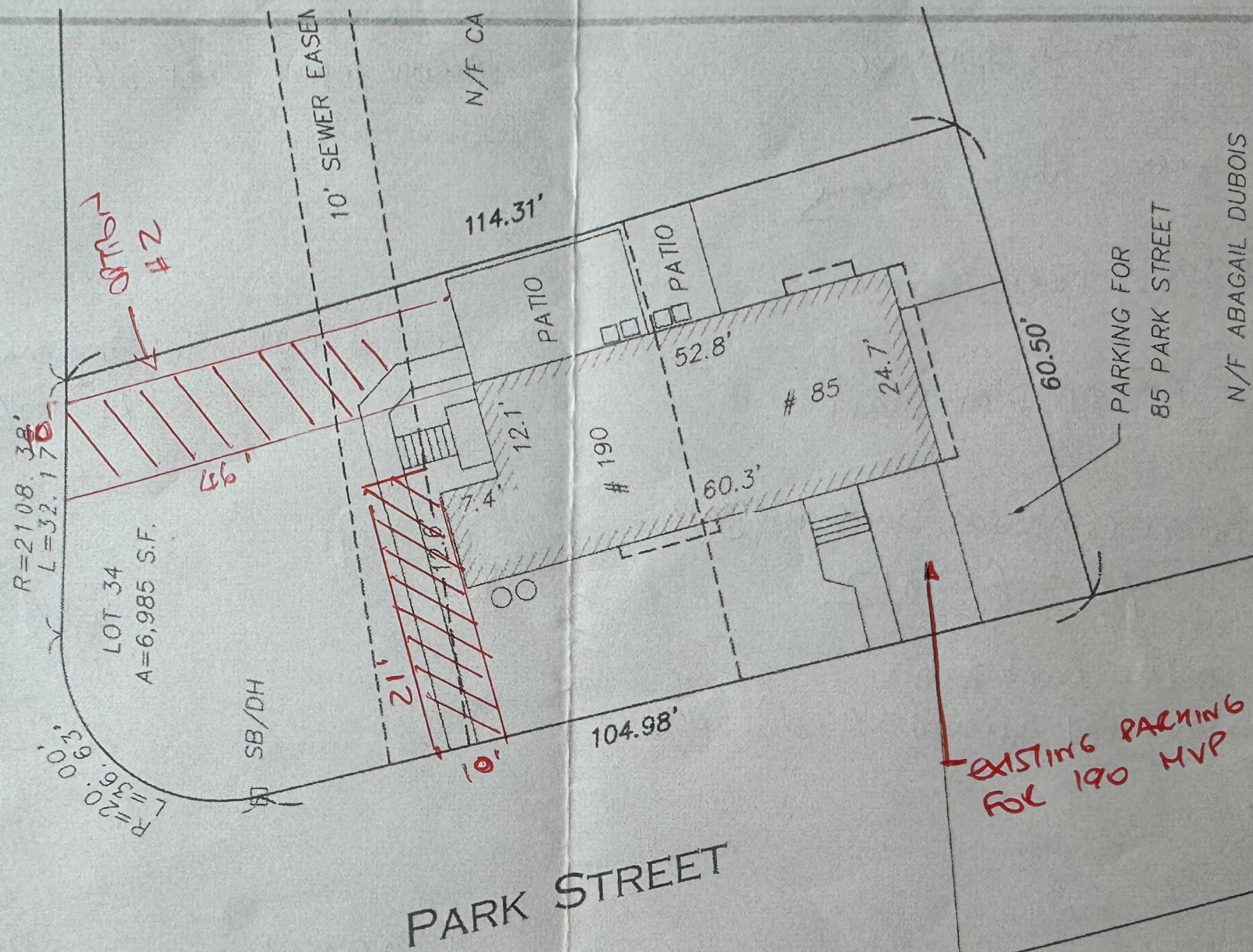
EDWARD J. FARRELL

PROFESSIONAL LAND SURVEYOR

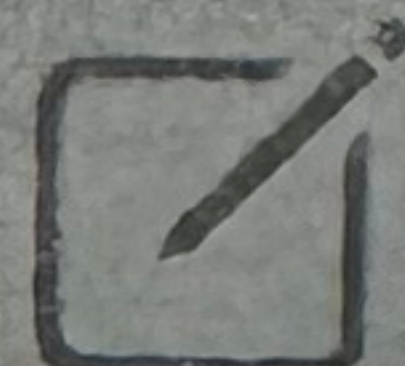
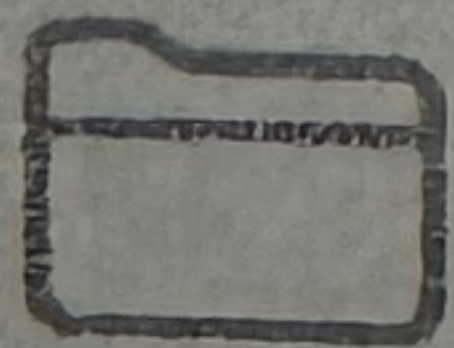
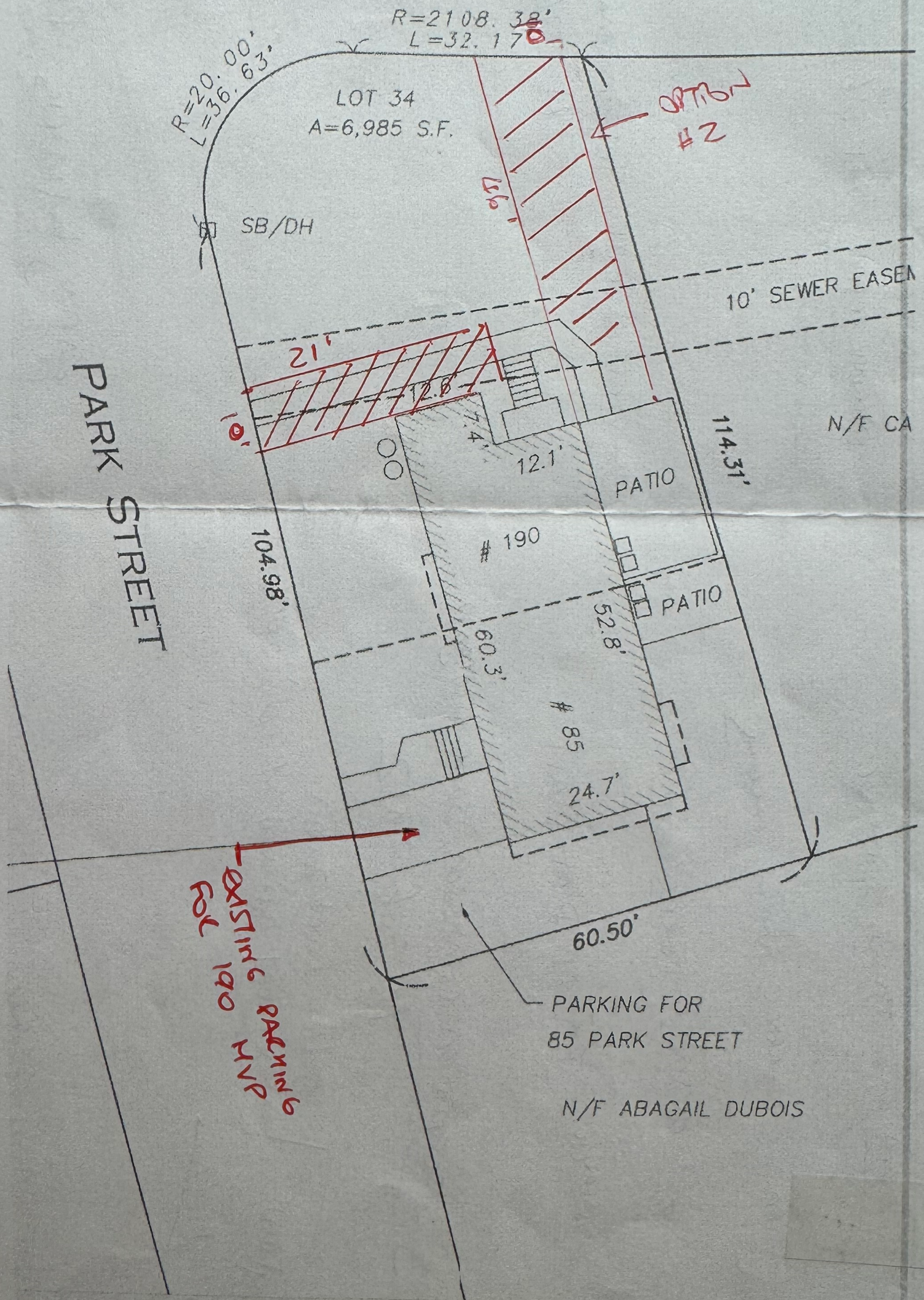
110 WINN STREET ~ SUITE 203 ~ WOBURN, MA.

(781)-933-9012

MYSTIC VALLEY PARKWAY



MYSTIC VALLEY PARKWAY



**CERTIFIED ABUTTERS LIST**

Date: November 13, 2025

Subject Property Addresses: 190 MYSTIC VALLEY PKWY, ARLINGTON, MA

Subject Property ID: 41.A-2-7.1

Search Distance: 300 Feet - Zoning

1

				MAILING ADDRESS	
Parcel ID:	Property Location	Owner 1	Owner 2	Mailing Address 1	Town, State, Zip
043.0-0007-0026.0	73 BEACON ST	MURRAY MARGARET H		73 BEACON ST	ARLINGTON MA, 02474
041.0-0005-0001.0	40-42 FORDHAM ST	RUCAJ ARLINDI &	BALLA EDLIRA	40 FORDHAM ST	ARLINGTON MA, 02474
041.A-0002-0126.2	126 RAWSON RD #2	WALLS SUSAN		126 RAWSON RD UNIT 2	ARLINGTON MA, 02474
041.A-0002-0067.0	65-67 PARK ST #67	STACK WENDY		67 PARK ST	ARLINGTON MA, 02474
041.A-0002-0065.0	65-67 PARK ST #65	JIANG MINGDE	LEDBETTER KATHRYN	65 PARK ST	ARLINGTON MA, 02474
041.A-0002-0114.0	114 RAWSON RD #114	BELTRAN PIERRE MICHEL JEAN	GONZALEZ CARLA FERNANDA VENDRE	114 RAWSON RD	ARLINGTON MA, 02474
041.0-0002-0013.0	122 RAWSON RD	DROHAN DUANE E--ETAL	DROHAN BERNADINE F	122 RAWSON RD	ARLINGTON MA, 02474
041.0-0002-0006.0	83 PARK ST	DUBOIS ABIGAIL		83 PARK ST	ARLINGTON MA, 02474
041.0-0006-0001.0	127-129 RAWSON RD	VALLARELLI RICHARD J JR/ TRUSTEE	JANICE M VALLARELLI IRREVOCABL	33 ALTON ST	ARLINGTON MA, 02474
041.A-0002-0124.1	124 RAWSON RD #1	CATERINO PAMELA		124 RAWSON RD UNIT 1	ARLINGTON MA, 02474
041.0-0002-0011.0	128 RAWSON RD	ALVES JOHN		108 LINE STREET	SOMERVILLE MA, 02143
041.A-0006-0031.0	31-33 FORDHAM ST #31	CARMI RAOUF & RITA		31 FORDHAM ST	ARLINGTON MA, 02474
044.A-0007-0074.1	74 PARK ST #1	DONOVAN JOHN W & MACHO MATT C		74 PARK ST UNIT 1	ARLINGTON MA, 02474
041.A-0006-0033.0	31-33 FORDHAM ST #33	COLACES THOMAS VINCENT	LANDAU STEFANIE	33 FORDHAM ST	ARLINGTON MA, 02474
041.0-0002-0014.0	118 RAWSON RD	HOUSING CORP OF ARLINGTON		252 MASS AVE	ARLINGTON MA, 02474
044.A-0007-0006.0	70 PARK ST #B	BURRELL KENNETH & KRISTEN		70 PARK ST UNIT B	ARLINGTON MA, 02474
044.0-0008-0001.0	0LOT MYSTIC VALLEY PKWY	DEPT/CONSERVATION & RECREATION	WATER SUPPLY PROTECTION DIV	STATE TRANSPORTATION BLDG; 10 PARK PLZ STE 6620	BOSTON MA, 02116
044.A-0007-0083.B	83 BEACON ST #B	FRIES PATRICIA		83 BEACON ST UNIT B	ARLINGTON MA, 02474
041.A-0002-0073.0	71 PARK ST #73	NEMESH JAMES C & ANN		73 PARK ST	ARLINGTON MA, 02474
041.0-0006-0003.0	170-172 MYSTIC VALLEY PKWY	170-172 MYSTIC VALLEY LLC		20 BROWNING RD	ARLINGTON MA, 02476
044.A-0007-0087.0	85-87 BEACON ST #87	GILBERT ALAN B ETAL/ TRS	87 BEACON STREET REALTY TRUST	87 BEACON ST	ARLINGTON MA, 02474
044.A-0007-0074.2	74 PARK ST #2	TEDESCO PHILIP E &	MCCARTY MAUREEN	74 PARK ST UNIT 2	ARLINGTON MA, 02474
041.A-0006-0005.0	168 MYSTIC VALLEY PKWY #1	BROWN RUBEN EDWARD	CAMERON BETSY SADLER	168 MYSTIC VALLEY PKWY; UNIT 1	ARLINGTON MA, 02474
041.0-0006-0021.0	37 FORDHAM ST	ROSENBUSH ANDREW		37 FORDHAM STREET	ARLINGTON MA, 02474
041.0-0006-0022.0	39-41 FORDHAM ST	MURRAY PAUL D/TRUSTEE	39-41 FORDHAM ST REALTY TRUST	19 AGAWAM RD	WINCHESTER MA, 01890
041.0-0007-0001.0	0LOT MYSTIC VALLEY PKWY	DEPT/CONSERVATION & RECREATION	WATER SUPPLY PROTECTION DIV	STATE TRANSPORTATION BLDG; 10 PARK PLZ STE 6620	BOSTON MA, 02116
041.A-0006-0004.0	166 MYSTIC VALLEY PKWY #2	RUBEN BROWN		166 MYSTIC VALLEY PKWY; UNIT 2	ARLINGTON MA, 02474
043.A-0007-0065.0	65-71 BEACON ST #65	TORRE GUGLIELMA	TRONCONE LUCA	65 BEACON ST	ARLINGTON MA, 02474
041.A-0002-0071.0	71 PARK ST #71	JACILDO MARK & JACQUELINE G/ TRS	J & M JACILDO LIVING TRUST	71 PARK ST	ARLINGTON MA, 02474
041.A-0006-0002.1	174 MYSTIC VALLEY PKWY #1	CRAWFORD JASON	NARAYAN MANJARI	174 MYSTIC VALLEY PKWY	ARLINGTON MA, 02474
041.0-0002-0004.0	75 PARK ST	BELANGER BRUCE A		75 PARK ST	ARLINGTON MA, 02474
044.0-0007-0002.A	82 PARK ST	BLODGETT ANDREA G		82 PARK ST	ARLINGTON MA, 02474
044.A-0007-0004.A	4 CORAL ST #4A	ROSS CHRISTINA M	BOULAIS WAYNE T	4 CORAL ST; UNIT 4A	ARLINGTON MA, 02474
043.A-0007-0066.0	66 PARK ST	WHEELER PIERRETTE		66 PARK STREET	ARLINGTON MA, 02474
043.A-0007-0071.0	65-71 BEACON ST #71	CHEN SHIH-HSUAN	LIN CHI HUA SARAH	71 BEACON ST	ARLINGTON MA, 02474

**CERTIFIED ABUTTERS LIST**

2

Date: November 13, 2025**Subject Property Addresses:** 190 MYSTIC VALLEY PKWY, ARLINGTON, MA**Subject Property ID:** 41.A-2-7.1**Search Distance:** 300 Feet - Zoning

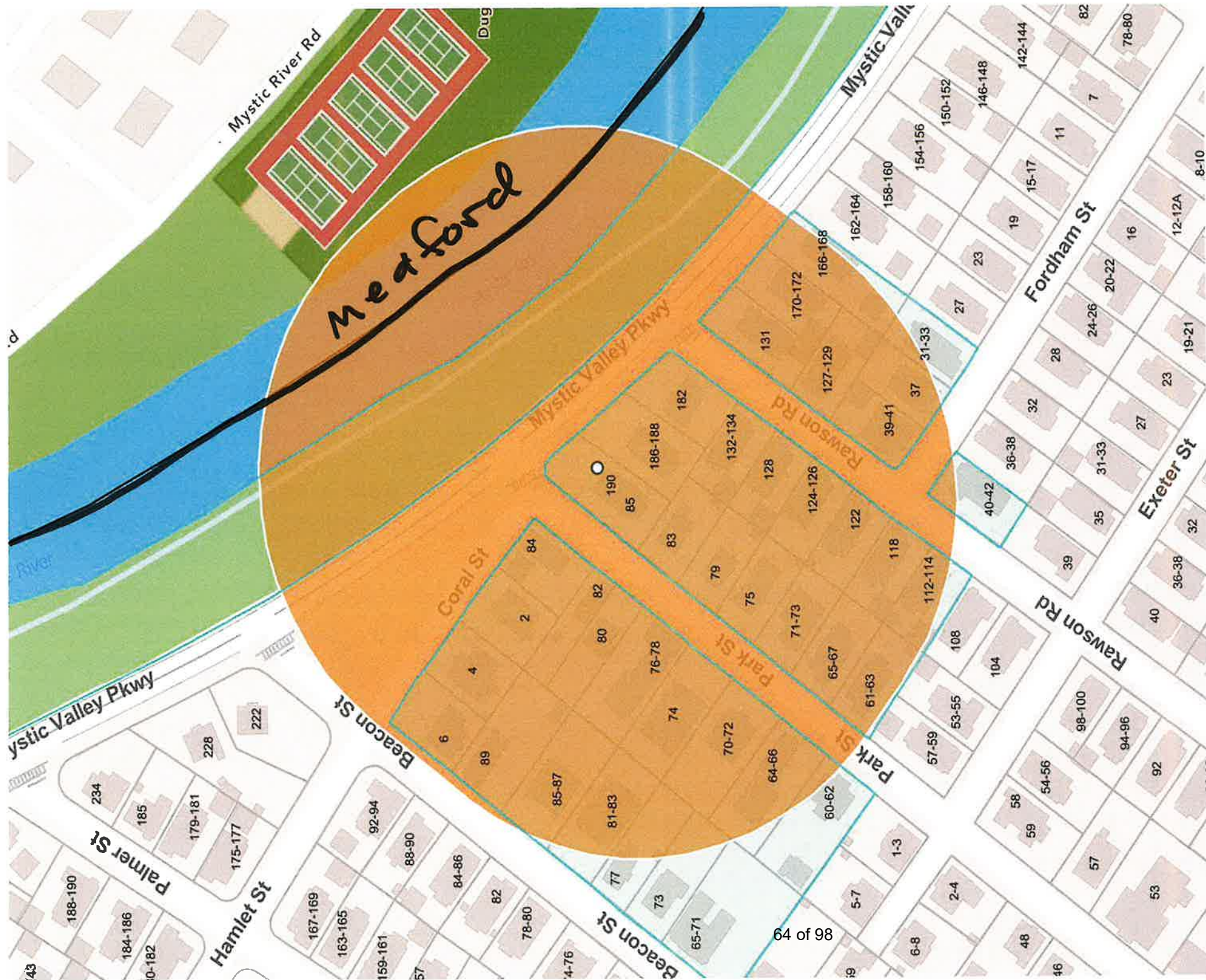
				MALING ADDRESS	
Parcel ID:	Property Location	Owner 1	Owner 2	Mailing Address 1	Town, State, Zip
041.A-0006-0002.2	131 RAWSON RD #2	HULLEY KARI	NARDONE PHILIP III	131 RAWSON RD	ARLINGTON MA, 02476
044.A-0007-0078.0	76-78 PARK ST #78	DHANJAL ROHIT & ANAMARIA		78 PARK ST	ARLINGTON MA, 02474
041.A-0002-0134.0	134 RAWSON RD #134	WHITE JANINE L		934 S HOYT ST	LAKEWOOD CO, 80226
044.A-0007-0081.A	81 BEACON ST #A	81 BEACON STREET CAPITAL LLC		1 TOWER DR; UNIT 2105	PORTSMOUTH RI, 02871
043.A-0007-0064.0	64 PARK ST	REYNOLDS FRANKLIN &	WOLFSFELD LYNN	64 PARK STREET	ARLINGTON MA, 02474
043.A-0007-0069.0	65-71 BEACON ST #69	KEENAN ALYSON C		69 BEACON ST	ARLINGTON MA, 02474
044.A-0007-0085.0	85-87 BEACON ST #85	XU HONGYI	WANG MINGXIAN	85 BEACON ST	ARLINGTON MA, 02474
044.A-0007-0005.0	70 PARK ST #A	CHEN CHUNSHENG	YUAN BINGBING	132 WESTFIELD ST	DEDHAM MA, 02026
044.O-0007-0002.B	80 PARK ST	HAMILTON KENNETH G	HAMILTON KATHERINE B	80 PARK ST	ARLINGTON MA, 02474
041.A-0002-0112.0	112 RAWSON RD #112	SHERSTINIAN DAVID A ETAL/ TRS	DAVID A SHRESTINIAN & SIMONE J	112 RAWSON RD	ARLINGTON MA, 02474
041.O-0002-0008.0	186-188 MYSTIC VALLEY PKWY	SERRANO CATHERINE L/ TRUSTEE	CATHERINE L SERRANO 2019	1 REVOLUTION WAY; UNIT 303	CANTON MA, 02021
044.O-0007-0010.A	6 CORAL ST	STEVENS LORRAINE T & ALANA/ TRS	LORRAINE T STEVENS REVOCABLE	6 CORAL ST	ARLINGTON MA, 02474
044.O-0007-0006.0	77 BEACON ST	DUMOUCHEL MATTHEW & JENNIFER		94 COLONIAL RD	PROVIDENCE RI, 02906
044.A-0007-0004.0	4 CORAL ST #4	DU HAIGUANG	ZHANG LUXI	4 CORAL ST; UNIT 4	ARLINGTON MA, 02474
041.A-0002-0007.1	190 MYSTIC VALLEY PKWY #190	BRAWER NAFTALI	BRAWER NEHAMA DINA	190 MYSTIC VALLEY PKWY	ARLINGTON MA, 02474
041.O-0002-0009.0	182 MYSTIC VALLEY PKWY	GAO YIWEN		1340 4TH AVE; UNIT 5301	SEATTLE WA, 98101
043.O-0007-0002.0	60-62 PARK ST	AZAR JOY E		60 PARK STREET	ARLINGTON MA, 02474
044.O-0007-0001.B	2 CORAL ST	NEAL SHAWN E & SOL GABRIELA		29 COUNTRY CLUB DR	ARLINGTON MA, 02474
041.A-0002-0132.0	132 RAWSON RD #132	THOMPSON JANE		4067 MIRAMAR ST; UNIT 5417	LA JOLLA CA, 92092
044.A-0007-0076.0	76-78 PARK ST #76	FARRELL CATHERINE L ETAL/TRS	CATHERINE L FARRELL TRUST	76 PARK ST	ARLINGTON MA, 02474
044.O-0007-0001.A	84 PARK ST	OTIS CRAIG L	BOUTA ECHOE M	84 PARK ST	ARLINGTON MA, 02474
044.O-0007-0009.0	89 BEACON ST	BIANCHI MICHAEL GEORGE & AYA T		89 BEACON STREET	ARLINGTON MA, 02474
041.O-0002-0001.0	61-63 PARK ST	CARR DEBORAH A		61 PARK ST	ARLINGTON MA, 02474
041.A-0002-0007.2	85 PARK ST #85	GREAU MAXIME & STEPHANIE		85 PARK ST	ARLINGTON MA, 02474
041.O-0002-0005.0	79 PARK ST	HOFFMAN EMILY		79 PARK ST	ARLINGTON MA, 02474
043.A-0007-0067.0	65-71 BEACON ST #67	KELSEY LINDA & TIMOTHY W		67 BEACON ST	ARLINGTON MA, 02474



The Board of Assessors certifies the names and addresses of requested parties in interest, all abutters to a single parcel within 300 feet.

NOTE: Results do not include properties within 300 feet from other towns/cities. (See enclosed Map)

Town of Arlington
Office of the Board of Assessors
730 Massachusetts Ave • Arlington, MA 02476
P: 781-316-3050 E: assessors@town.arlington.ma.us



ORDER DETAILS

Order Number: LNEO0407674
External Order #: 11839580
Order Status: Approved
Classification: Public Notices
Package: General Package
1 Affidavit: 5.00
Total payment: 201.20
Payment Type: Account Billed
User ID: L0023538
External User ID: 670931

ACCOUNT INFORMATION

Arlington Board Of Appeals
51 Grove St
Arlington, MA 02476-4602
781-316-3396
cralston@town.arlington.ma.us
Arlington Board Of Appeals
Contract ID:

TRANSACTION REPORT

Date November 13, 2025
10:26:58 AM EST
Amount: 201.20

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LNEO04076740

November 20, 2025
The Advocate & Star
(Arlington -
Winchester)
November 27, 2025
The Advocate & Star
(Arlington -
Winchester)

PREVIEW FOR AD NUMBER LNEO04076740**ZBA Hearing Notice
190 Mystic Valley Pkwy
Arlington**

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by Dina and Naftali Brawer, on November 3, 2025, a petition seeking to alter their property located at 190 Mystic Valley Parkway - Block Plan 041.A-0002-0007.1. The said petition would require a Variance under Bylaw 3.2.2(D) of the Zoning Bylaw for the Town of Arlington.

A hearing regarding the petition will be conducted remotely via "Zoom", on Tuesday, December 9, 2025, at 7:30 P.M. as soon thereafter as the petitioner may be heard.

To register for the meeting and view documents related to this application go to the Town of Arlington calendar, <https://www.arlingtonma.gov/connect/calendar>, choose the date of the meeting you wish to attend, register for the Zoom meeting, and review documents relating to the application by clicking the link to the agenda. Please direct any questions to: ZBA@town.arlington.ma.us
Christian Klein, RA,
Chair, Zoning Board of Appeals
November 20, 27 2025
LNEO0407674

[Privacy Policy](#) | [Terms of Service](#)

[Contact Us](#)

ORDER DETAILS

Order Number: LNEO0407674
External Order #: 11839580
Order Status: Approved
Classification: Public Notices
Package: General Package
1 Affidavit: 5.00
Total payment: 201.20
Payment Type: Account Billed
User ID: L0023538
External User ID: 670931

ACCOUNT INFORMATION

Arlington Board Of Appeals
51 Grove St
Arlington, MA 02476-4602
781-316-3396
cralston@town.arlington.ma.us
Arlington Board Of Appeals
Contract ID:

TRANSACTION REPORT

Date November 13, 2025
10:26:58 AM EST
Amount: 201.20

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LNEO04076740

November 20, 2025
The Advocate & Star
(Arlington -
Winchester)
November 27, 2025
The Advocate & Star
(Arlington -
Winchester)

PREVIEW FOR AD NUMBER LNEO04076740**ZBA Hearing Notice
190 Mystic Valley Pkwy
Arlington**

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LNEO0407674

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Town of Arlington, Massachusetts

Docket #3878 190 Mystic Valley Pkwy

ATTACHMENTS:

Type	File Name	Description
Reference Material	3878_190Mystic_Valley_Pkwy_legal_ad.pdf	3878 190 Mystic Valley Pkwy legal ad
Reference Material	3878_190_Mystic_Valley_Pkwy_SP_Application.pdf	3878 190 Mystic Valley Pkwy SP Application
Reference Material	3878_190_Mystic_Valley_pkwy_Variance_App_V-25-9.pdf	3878 190 Mystic Valley pkwy Variance App V-25-9
Reference Material	3878_190Mystic_Valley_Pkwy_Certified_plot_plan.pdf	3878 190 Mystic Valley Pkwy Certified plot plan
Reference Material	3878_190_Mystic_Valley_Pkwy_Parking_location_images.pdf	3878 190 Mystic Valley Pkwy Parking location images
Reference Material	3878_190_Mystic_Valley_Pkwy_Proposed_parking_11-3-25.pdf	3878 190 Mystic Valley Pkwy Proposed parking 11-3-25
Reference Material	IMG_7468.jpeg	190 Mystic Valley Pkwy updated drawing
Reference Material	3878_190_Mystic_Valley_Pkwy_updated_proposal_11-13-25.pdf	3878 190 Mystic Valley Pkwy updated proposal 11-13-25
Reference Material	3878_190_Mystic_Valley_Pkwy_Certified_abutter_list_and_map.pdf	3878 190 Mystic Valley Pkwy Certified abutter list and map
Reference Material	3878_190_Mystic_Valley_Pkwy_legal_ad.pdf	3878 190 Mystic Valley Pkwy legal ad
Reference Material	3878_190_Mystic_Valley_Pkwy_legal_ad.pdf	3878 190 Mystic Valley Pkwy legal ad

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Christian Klein, RA,
Chair, Zoning Board of Appeals
November 20, 27 2025
LNEO0407674

[Privacy Policy](#) | [Terms of Service](#)

[Contact Us](#)

SP-25-28

Special Use Permit

Application (ZBA)

Status: Active

Submitted On: 11/3/2025

Primary Location

190 MYSTIC VALLEY PKWY
Arlington, MA 02474

Owner

BRAWER NAFTALI; BRAWER
NEHAMA DINA
MYSTIC VALLEY PKWY 190
ARLINGTON, MA 02474

Applicant

 Dina Brawer
 917-691-9119
 @ dinabrawer@hotmail.com
 190, mystic valley parkway
Arlington, MA 02474

Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district  for which the application is made or is so designated elsewhere in the Zoning Bylaw. ***Please LIST BYLAW(S)***

The request is for a second driveway pursuant to Arlington Zoning Bylaw Section 6.1.10.A Location of Parking Spaces. It does not exceed the 20 foot allocation and the total space will be under 350 ft sq..

Explain why the requested use is essential or desirable to the public convenience or welfare.*

The two side by side condos are located at the corner of Park Street and Mystic Valley Parkway.

We currently share a parking space situated in front of our neighbors' entrance on 85 Park street.

The current arrangement:

- a)** Limits our neighbors' privacy, in that we have to walk up to their front door and under their windows anytime we park our car, access it to load/unload, and particularly at night or during early morning departures.
- b)** Pedestrians' access to the 190 MVP condo is via Park street and, particularly if setting down elderly passengers, unloading packages, or visiting after dark, we and/or visitors park on the street in front of the walkway. This can at times reduce visibility for other drivers or cyclists approaching the stop sign at the end of Park street, and when cars are parked on the opposite side of the street, this creates some congestion.

We therefore suggest a dedicated parking space adjacent to the walkway and entrance to 190 MVP that would ease congestion and visibility close to the intersection.

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

We considered driveway access from Mystic Valley Parkway toward the rear of the house, but believe that this will be hazardous to public safety due to reduced sightlines on MVP, the proximity to the corner with Park street and Coral street, and in particular to drivers turning into MVP. As explained above our proposal should improve traffic flow and visibility for pedestrians and cyclists. Access to the parking will be at least 33 feet away from the stop sign.

Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

There is a storm drain nearby, and we are considering a combination of pervious paving to keep water on site and minimize drainage. The majority of the property is landscaped and we have refrained from fencing it in order to enable our neighbors at 194 MVP to have visibility from their own driveway.

Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.*

Any special regulations for the use as may be provided in this Bylaw are fulfilled. We believe the proposal complies with applicable special regulations in 6.1.10.A, and the parking size complies with 6.1.11.A. the space overall size will exceed the allotted 350 ft sq.

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.*

The proposed parking space is in line with the existing driveways on Park street and would maintain the street's character integrity. The majority of our frontage is landscaped and deliberately left open without fencing to complement the neighborhood aesthetic and the open spaces on Coral street and across MVP.

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

This addition will ease traffic - we currently park on the street in front of the house to unload or set down passengers and then have to drive back into the shared parking space adjacent to 85 Park street. It will also mean that our neighbors at 85 Park street will be able to park side by side and not in tandem, and be relieved of moving the car in front to let out the car in the back, (especially helpful with a new teenage driver) and again this will be easing overall congestion on Park street and increasing safety for the many parents and children cycling or walking to school.

Dimensional and Parking Information

Present Use/Occupancy *

two family condo

Proposed Use/Occupancy *

two family condo

Existing Number of Dwelling Units*

2

Proposed Number of Dwelling Units*

2

Existing Gross Floor Area (Sq. Ft.)*

4683

Proposed Gross Floor Area (Sq. Ft.)*

4683

Existing Lot Size (Sq. Ft.)*

6985.1

Proposed Lot Size (Sq. Ft.)* ?

6985.1

Minimum Lot Size required by Zoning*

5998

Existing Frontage (ft.)*

114

Proposed Frontage (ft.)*

114

Minimum Frontage required by Zoning*

59

Existing Floor Area Ratio*

0

Proposed Floor Area Ratio*

0

Max. Floor Area Ratio required by Zoning*

0.1

Existing Lot Coverage (%)*

20.6

Proposed Lot Coverage (%)*

20.6

Max. Lot Coverage required by Zoning*

32

Existing Lot Area per Dwelling Unit (Sq. Ft.)*

0

Proposed Lot Area per Dwelling Unit (Sq. Ft.)*

0

Minimum Lot Area per Dwelling Unit required by Zoning*

3000

Existing Front Yard Depth (ft.)*

22

Proposed Front Yard Depth (ft.)*

22

Minimum Front Yard Depth required by Zoning*

18

Existing SECOND Front Yard Depth (ft.)* ?

0

Proposed SECOND Front Yard Depth (ft.)* ?

0

Minimum SECOND Front Yard Depth required by Zoning*

0

? Existing Left Side Yard Depth (ft.)* ?

15

Proposed Left Side Yard Depth (ft.)* ?

15

Minimum Left Side Yard Depth required by Zoning* ?

8

Existing Right Side Yard Depth (ft.)* ?

0

Proposed Right Side Yard Depth (ft.)* ?

0

Minimum Right Side Yard Depth required by Zoning* ?

-2

Existing Rear Yard Depth (ft.)*

15

Proposed Rear Yard Depth (ft.)*

15

Minimum Rear Yard Depth required by Zoning*

7

Existing Height (stories)

2.51

Proposed Height (stories)*

0.5

Maximum Height (stories) required by Zoning*

2.51

Existing Height (ft.)*

34.2

Proposed Height (ft.)*

34.2

Maximum Height (ft.) required by Zoning*

33

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*

1200

Proposed Landscaped Open Space (Sq. Ft.)*

1000

Existing Landscaped Open Space (% of GFA)*

10

Proposed Landscaped Open Space (% of GFA)*

10

Minimum Landscaped Open Space (% of GFA) required by Zoning*

0

Existing Usable Open Space (Sq. Ft.)*

1469

Proposed Usable Open Space (Sq. Ft.)*

1469

Existing Usable Open Space (% of GFA)* ?

30

Proposed Usable Open Space (% of GFA)* ?

0

Minimum Usable Open Space required by Zoning*

8

Existing Number of Parking Spaces*

2.1

Proposed Number of Parking Spaces*

3

Minimum Number of Parking Spaces required by Zoning*

2.1

Existing Parking area setbacks

0

Proposed Parking area setbacks *

0

Minimum Parking Area Setbacks required by Zoning*

18

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces*

0

Minimum Number of Loading Spaces required by Zoning*

0

Existing Slope of proposed roof(s) (in. per ft.)*

-1

Proposed Slope of proposed roof(s) (in. per ft.)*

0.1

Minimum Slope of Proposed Roof(s) required by Zoning*

-3

Existing type of construction*

Impervious

Proposed type of construction*

Pervious

Open Space Information

Existing Total Lot Area*

6985.1

Proposed Total Lot Area*

6983

Existing Open Space, Usable*

1469

Proposed Open Space, Usable*

1469

Existing Open Space, Landscaped*

1200

Proposed Open Space, Landscaped*

1200

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

40.1

Accessory Building, Proposed Gross Floor Area

38

Basement or Cellar, Existing Gross Floor Area 

1276

Basement or Cellar, Proposed Gross Floor Area

1276

1st Floor, Existing Gross Floor Area

1335

1st Floor, Proposed Gross Floor Area

1335

2nd Floor, Existing Gross Floor Area

1381

2nd Floor, Proposed Gross Floor Area

1381

3rd Floor, Existing Gross Floor Area

0

3rd Floor, Proposed Gross Floor Area

0

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area ?

651

Attic, Proposed Gross Floor Area

651

Parking Garages, Existing Gross Floor Area ?

0.1

Parking Garages, Proposed Gross Floor Area

-2

All weather habitable porches and balconies, Existing
Gross Floor Area

0

All weather habitable porches and balconies, Proposed
Gross Floor Area

0

Total Existing Gross Floor Area

4683.2



Total Proposed Gross Floor Area

4679



APPLICANT DECLARATION (Arlington Residential Design Guidelines)

By entering my name below, I hereby attest that I have reviewed the following:

- Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.*



Applicant's Signature*

✓ Nehama Dina Brawer
Nov 3, 2025



Record No: V-25-9

Variance Permit
Application (ZBA)

Status: Active

Submitted On: 11/13/2025

Primary Location

190 MYSTIC VALLEY PKWY
Arlington, MA 02474

Owner

BRAWER NAFTALI; BRAWER
NEHAMA DINA
190 MYSTIC VALLEY PKWY
ARLINGTON, MA 02474

Applicant

 Dina Brawer
 917-691-9119
 @ dinabrawer@hotmail.com
 190, mystic valley parkway
Arlington, MA 02474

Variance Permit Criteria

Describe the circumstances relating to the soil conditions, shape, or topography especially affecting such land or structures but not affecting generally the Zoning District in which it is located that would substantiate the granting of a Variance.*

A 10 foot sewer easement runs across the property and in order to conform to bylaws, the driveway would have to sit right above the easement which doesn't seem ideal.

In addition, cars accessing the driveway from Park street would drive over the manhole. Finally, a beautiful mature tree on Park street would need to be removed.

Describe how a literal enforcement of the provisions of the Zoning Bylaw, specifically relating to the circumstances affecting the land or structure noted above, would involve substantial hardship, financial or otherwise, to the Petitioner or Appellant.*

Due to the above constraints – we have considered a driveway accessed from Mystic Valley Parkway. This however would incur substantial hardship due to restricted sightlines on MVP and would cause the petitioner excessive stress such as that the new driveway would have no useful benefit.

Describe how desirable relief may be granted without substantial detriment to the public good. *

The proposed project fits well within the established development pattern and will not impose additional burdens on municipal services, parking, or circulation. The design respects neighborhood scale, preserves privacy and sightlines, and does not create overshadowing or drainage issues. Because the relief does not introduce hazards or nuisances, and maintains the visual and functional integrity of the area, there is no substantial detriment to the public good.

Describe how desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw of the Town of Arlington, Massachusetts.*

The requested relief enables a reasonable and functional use of the property without altering the essential nature of the zoning district or creating detriment to nearby properties. The improvement enhances livability while respecting the bylaw's goals, including maintaining open space, limiting bulk, and ensuring harmonious neighborhood development. Because the project aligns with these purposes and introduces no adverse effects, granting the relief would not substantially derogate from the intent of the Zoning Bylaw.

State Law (MGL Chapter 40a, Section 10) requires that the Zoning Board of Appeals must find that all four (4) criteria are met in order to be authorized to grant a Variance. If any one of the standards is not met, the Board must deny the Variance.

Dimensional and Parking Information

Present Use/Occupancy *

2 family

Proposed Use/Occupancy *

2 family

Existing Number of Dwelling Units*

2

Proposed Number of Dwelling Units*

2

Existing Gross Floor Area (Sq. Ft.)*

4683

Proposed Gross Floor Area (Sq. Ft.)*

4683

Existing Lot Size (Sq. Ft.)*

6985

Proposed Lot Size (Sq. Ft.)* ?

6985

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

114

Proposed Frontage (ft.)*

114

Minimum Frontage required by Zoning*

58

Existing Floor Area Ratio*

0

Proposed Floor Area Ratio*

0

Max. Floor Area Ratio required by Zoning*

0

Existing Lot Coverage (%)*

20.6

Proposed Lot Coverage (%)*

20.6

Max. Lot Coverage required by Zoning*

35

Existing Lot Area per Dwelling Unit (Sq. Ft.)*

0

Proposed Lot Area per Dwelling Unit (Sq. Ft.)*

0

Minimum Lot Area per Dwelling Unit required by Zoning*

3000

Existing Front Yard Depth (ft.)*

22

Proposed Front Yard Depth (ft.)*

22

Minimum Front Yard Depth required by Zoning*

20

Existing Left Side Yard Depth (ft.)*

15

Proposed Left Side Yard Depth (ft.)*

15

Minimum Left Side Yard Depth required by Zoning*

10

Existing Right Side Yard Depth (ft.)*

0

Proposed Right Side Yard Depth (ft.)*

0

Minimum Right Side Yard Depth required by Zoning*

0

Existing Rear Yard Depth (ft.)*

15

Proposed Rear Yard Depth (ft.)*

15

Minimum Rear Yard Depth required by Zoning*

10

Existing Height (stories)

2.5

Proposed Height (stories)*

2.5

Maximum Height (stories) required by Zoning*

2.5

Existing Height (ft.)*

34.2

Proposed Height (ft.)*

34.2

Maximum Height (ft.) required by Zoning*

35

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*

1200

Proposed Landscaped Open Space (Sq. Ft.)*

1000

Existing Landscaped Open Space (% of GFA)*

10

Proposed Landscaped Open Space (% of GFA)*

10

Minimum Landscaped Open Space (% of GFA) required by Zoning*

0

Existing Usable Open Space (Sq. Ft.)*

1469

Proposed Usable Open Space (Sq. Ft.)*

1466

Existing Usable Open Space (% of GFA)*

30

Proposed Usable Open Space (% of GFA)*

0

Minimum Usable Open Space required by Zoning*

0

Existing Number of Parking Spaces*

2

Proposed Number of Parking Spaces*

3

Minimum Number of Parking Spaces required by Zoning*

2

Existing Parking area setbacks

0

Proposed Parking area setbacks *

0

Minimum Parking Area Setbacks required by Zoning*

0

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces*

0

Minimum Number of Loading Spaces required by Zoning*

0

Existing Slope of proposed roof(s) (in. per ft.)*

0

Proposed Slope of proposed roof(s) (in. per ft.)*

0

Minimum Slope of Proposed Roof(s) required by Zoning*

0

Existing type of construction*

5

Proposed type of construction*

5

Open Space Information

Existing Total Lot Area*

6985

Proposed Total Lot Area*

6985

Existing Open Space, Usable*

1469

Proposed Open Space, Usable*

1469

Existing Open Space, Landscaped*

1200

Proposed Open Space, Landscaped*

1200

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

40

Accessory Building, Proposed Gross Floor Area

40

Basement or Cellar, Existing Gross Floor Area 

1276

Basement or Cellar, Proposed Gross Floor Area

1276

1st Floor, Existing Gross Floor Area

1335

1st Floor, Proposed Gross Floor Area

1335

2nd Floor, Existing Gross Floor Area

1381

2nd Floor, Proposed Gross Floor Area

1381

3rd Floor, Existing Gross Floor Area

0

3rd Floor, Proposed Gross Floor Area

0

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area 

648

Attic, Proposed Gross Floor Area

651

Parking Garages, Existing Gross Floor Area 

0

Parking Garages, Proposed Gross Floor Area

0

All weather habitable porches and balconies, Existing
Gross Floor Area

0

All weather habitable porches and balconies, Proposed
Gross Floor Area

0

Total Existing Gross Floor Area

4680



Total Proposed Gross Floor Area

4683



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By entering my name below, I hereby attest that I have reviewed the following:

- Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.*



Applicant's Signature*



Nehama Dina Brawer

Nov 13, 2025

MYSTIC VALLEY PARKWAY

OWNER OF RECORD

NPO PROPERTIES LLC

BOOK 75015 PAGE 334 M.S.R.D

PLAN REFERENCES

PLAN BOOK 233 PLAN 34

CORAL STREET

UTILITY
POLE

TREE

TREE

TREE

TREE

PARK STREET
GRANITE CURB

SB/DH

LOT 34
A=6,985 S.F.

R=2108.38'
L=32.17'

R=20.00'
L=36.63'

46.6'

10' SEWER EASEMENT

12.6'

14.2'

114.31'

12.1'

190-192
PROPOSED
ADDITION

52.8'

60.3'

14.6'

20.7'

24.7'

12.9'

13.1'

60.50'

PROPOSED LOT COVERAGE=20%

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN
ACTUAL INSTRUMENT SURVEY.

[Signature]
EDWARD J. FARRELL, P.L.S.

3-25-21
DATE

PLOT PLAN
190-192 MYSTIC VALLEY PARKWAY
ARLINGTON, MASS.

SCALE: 1" = 20' MARCH 21, 2021

Prepared By

EDWARD J. FARRELL

PROFESSIONAL LAND SURVEYOR

110 WINN STREET ~ SUITE 203 ~ WOBURN, MA.

(781)-933-9012

MYSTIC VALLEY PARKWAY

TREET

UTILITY
POLE

$R=20.00'$
 $L=36.63'$

$R=2108.38'$
 $L=32.17'$

LOT 34
A=6,985 S.F.

SB/DH

TREE

10' SEWER EASEMENT

GRANITE CURB
PARK STREET

104.98'

TREE

TREE

TREE

190-192
PROPOSED
ADDITION

114.31'

14.6'

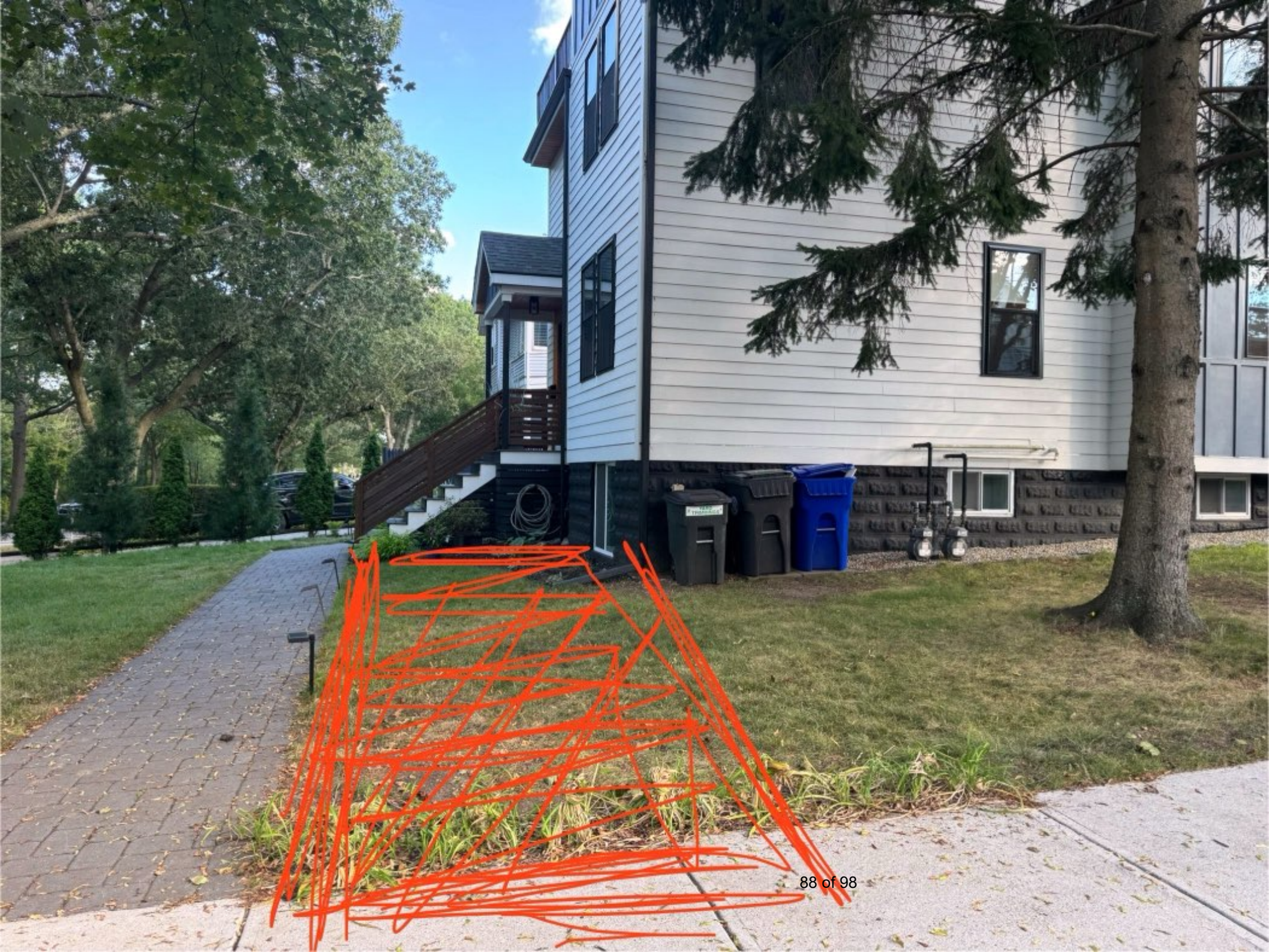
12.9'

60.50'

PROPOSED LOT COVERAGE=20%

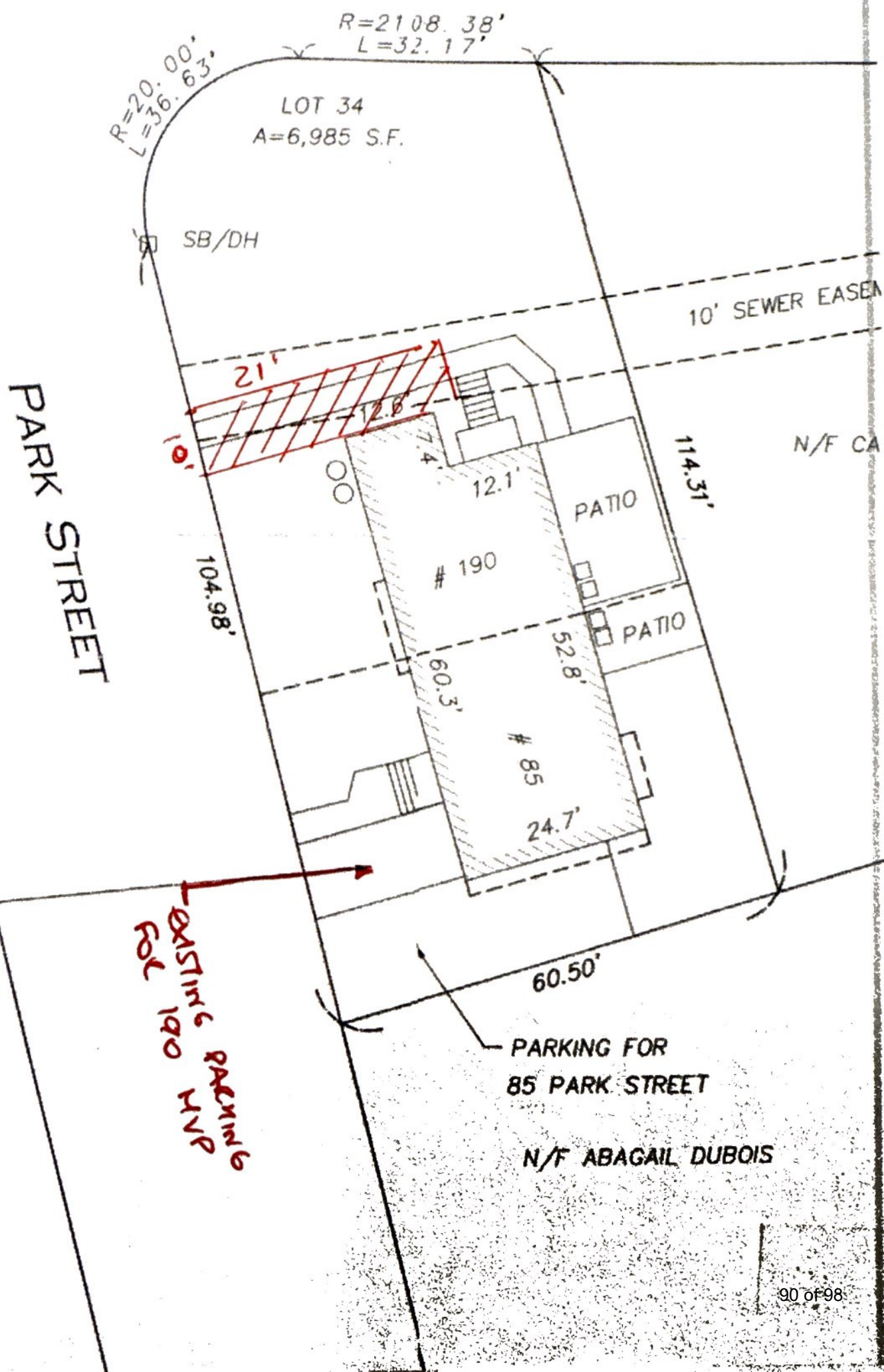








MYSTIC VALLEY PARKWAY



MYSTIC VALLEY PARKWAY

OWNER OF RECORD

NPO PROPERTIES LLC

BOOK 75015 PAGE 334 M.S.R.D

PLAN REFERENCES

PLAN BOOK 233 PLAN 34

CORAL STREET

UTILITY
POLE

SB/DH

TREE

PARK STREET
GRANITE CURB

LOT 34
A=6,985 S.F.

R=2108.38'
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10' SEWER EASEMENT

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN
ACTUAL INSTRUMENT SURVEY.

EDWARD J. FARRELL



3-25-21

DATE

PLOT PLAN
190-192 MYSTIC VALLEY PARKWAY
ARLINGTON, MASS.

SCALE: 1" = 20' MARCH 21, 2021

Prepared By

EDWARD J. FARRELL

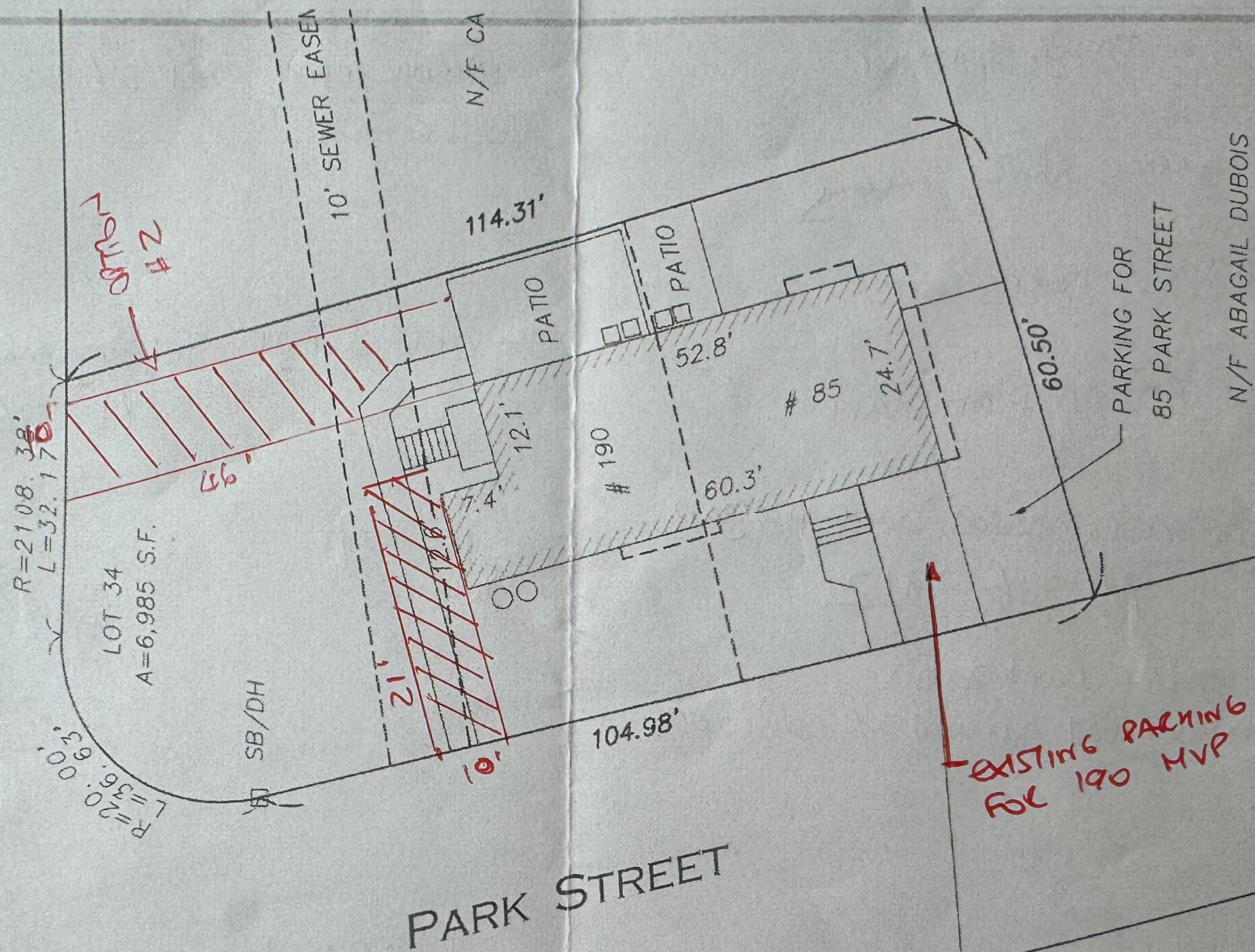
PROFESSIONAL LAND SURVEYOR

110 WINN STREET ~ SUITE 203 ~ WOBURN, MA.

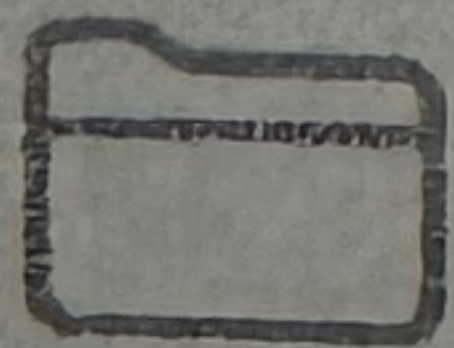
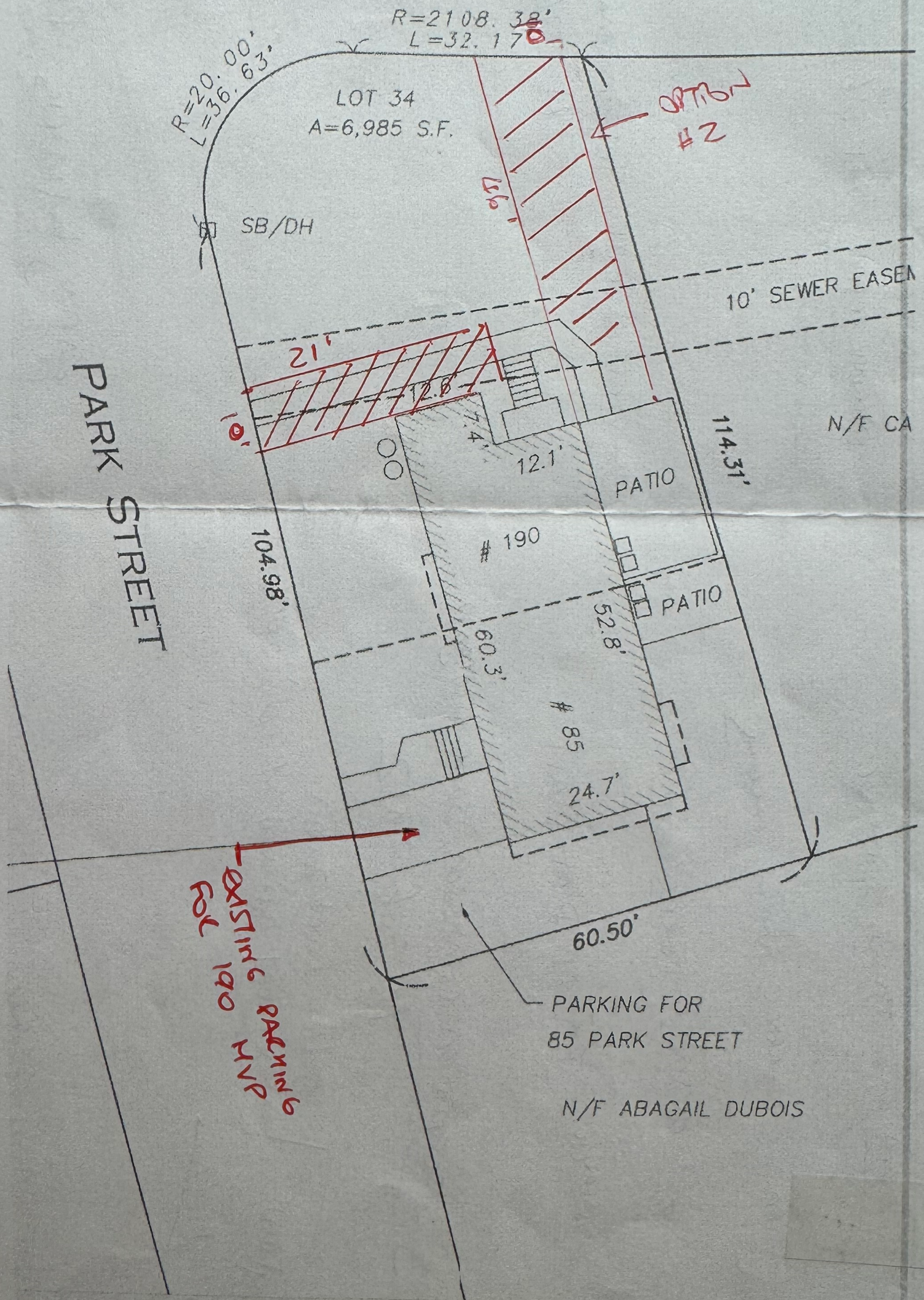
(781)-933-9012

PROPOSED LOT COVERAGE=20%

MYSTIC VALLEY PARKWAY



MYSTIC VALLEY PARKWAY



**CERTIFIED ABUTTERS LIST**

Date: November 13, 2025

Subject Property Addresses: 190 MYSTIC VALLEY PKWY, ARLINGTON, MA

Subject Property ID: 41.A-2-7.1

Search Distance: 300 Feet - Zoning

1

				MAILING ADDRESS	
Parcel ID:	Property Location	Owner 1	Owner 2	Mailing Address 1	Town, State, Zip
043.0-0007-0026.0	73 BEACON ST	MURRAY MARGARET H		73 BEACON ST	ARLINGTON MA, 02474
041.0-0005-0001.0	40-42 FORDHAM ST	RUCAJ ARLINDI &	BALLA EDLIRA	40 FORDHAM ST	ARLINGTON MA, 02474
041.A-0002-0126.2	126 RAWSON RD #2	WALLS SUSAN		126 RAWSON RD UNIT 2	ARLINGTON MA, 02474
041.A-0002-0067.0	65-67 PARK ST #67	STACK WENDY		67 PARK ST	ARLINGTON MA, 02474
041.A-0002-0065.0	65-67 PARK ST #65	JIANG MINGDE	LEDBETTER KATHRYN	65 PARK ST	ARLINGTON MA, 02474
041.A-0002-0114.0	114 RAWSON RD #114	BELTRAN PIERRE MICHEL JEAN	GONZALEZ CARLA FERNANDA VENDRE	114 RAWSON RD	ARLINGTON MA, 02474
041.0-0002-0013.0	122 RAWSON RD	DROHAN DUANE E--ETAL	DROHAN BERNADINE F	122 RAWSON RD	ARLINGTON MA, 02474
041.0-0002-0006.0	83 PARK ST	DUBOIS ABIGAIL		83 PARK ST	ARLINGTON MA, 02474
041.0-0006-0001.0	127-129 RAWSON RD	VALLARELLI RICHARD J JR/ TRUSTEE	JANICE M VALLARELLI IRREVOCABL	33 ALTON ST	ARLINGTON MA, 02474
041.A-0002-0124.1	124 RAWSON RD #1	CATERINO PAMELA		124 RAWSON RD UNIT 1	ARLINGTON MA, 02474
041.0-0002-0011.0	128 RAWSON RD	ALVES JOHN		108 LINE STREET	SOMERVILLE MA, 02143
041.A-0006-0031.0	31-33 FORDHAM ST #31	CARMI RAOUF & RITA		31 FORDHAM ST	ARLINGTON MA, 02474
044.A-0007-0074.1	74 PARK ST #1	DONOVAN JOHN W & MACHO MATT C		74 PARK ST UNIT 1	ARLINGTON MA, 02474
041.A-0006-0033.0	31-33 FORDHAM ST #33	COLACES THOMAS VINCENT	LANDAU STEFANIE	33 FORDHAM ST	ARLINGTON MA, 02474
041.0-0002-0014.0	118 RAWSON RD	HOUSING CORP OF ARLINGTON		252 MASS AVE	ARLINGTON MA, 02474
044.A-0007-0006.0	70 PARK ST #B	BURRELL KENNETH & KRISTEN		70 PARK ST UNIT B	ARLINGTON MA, 02474
044.0-0008-0001.0	0LOT MYSTIC VALLEY PKWY	DEPT/CONSERVATION & RECREATION	WATER SUPPLY PROTECTION DIV	STATE TRANSPORTATION BLDG; 10 PARK PLZ STE 6620	BOSTON MA, 02116
044.A-0007-0083.B	83 BEACON ST #B	FRIES PATRICIA		83 BEACON ST UNIT B	ARLINGTON MA, 02474
041.A-0002-0073.0	71 PARK ST #73	NEMESH JAMES C & ANN		73 PARK ST	ARLINGTON MA, 02474
041.0-0006-0003.0	170-172 MYSTIC VALLEY PKWY	170-172 MYSTIC VALLEY LLC		20 BROWNING RD	ARLINGTON MA, 02476
044.A-0007-0087.0	85-87 BEACON ST #87	GILBERT ALAN B ETAL/ TRS	87 BEACON STREET REALTY TRUST	87 BEACON ST	ARLINGTON MA, 02474
044.A-0007-0074.2	74 PARK ST #2	TEDESCO PHILIP E &	MCCARTY MAUREEN	74 PARK ST UNIT 2	ARLINGTON MA, 02474
041.A-0006-0005.0	168 MYSTIC VALLEY PKWY #1	BROWN RUBEN EDWARD	CAMERON BETSY SADLER	168 MYSTIC VALLEY PKWY; UNIT 1	ARLINGTON MA, 02474
041.0-0006-0021.0	37 FORDHAM ST	ROSENBUSH ANDREW		37 FORDHAM STREET	ARLINGTON MA, 02474
041.0-0006-0022.0	39-41 FORDHAM ST	MURRAY PAUL D/TRUSTEE	39-41 FORDHAM ST REALTY TRUST	19 AGAWAM RD	WINCHESTER MA, 01890
041.0-0007-0001.0	0LOT MYSTIC VALLEY PKWY	DEPT/CONSERVATION & RECREATION	WATER SUPPLY PROTECTION DIV	STATE TRANSPORTATION BLDG; 10 PARK PLZ STE 6620	BOSTON MA, 02116
041.A-0006-0004.0	166 MYSTIC VALLEY PKWY #2	RUBEN BROWN		166 MYSTIC VALLEY PKWY; UNIT 2	ARLINGTON MA, 02474
043.A-0007-0065.0	65-71 BEACON ST #65	TORRE GUGLIELMA	TRONCONE LUCA	65 BEACON ST	ARLINGTON MA, 02474
041.A-0002-0071.0	71 PARK ST #71	JACILDO MARK & JACQUELINE G/ TRS	J & M JACILDO LIVING TRUST	71 PARK ST	ARLINGTON MA, 02474
041.A-0006-0002.1	174 MYSTIC VALLEY PKWY #1	CRAWFORD JASON	NARAYAN MANJARI	174 MYSTIC VALLEY PKWY	ARLINGTON MA, 02474
041.0-0002-0004.0	75 PARK ST	BELANGER BRUCE A		75 PARK ST	ARLINGTON MA, 02474
044.0-0007-0002.A	82 PARK ST	BLODGETT ANDREA G		82 PARK ST	ARLINGTON MA, 02474
044.A-0007-0004.A	4 CORAL ST #4A	ROSS CHRISTINA M	BOULAIS WAYNE T	4 CORAL ST; UNIT 4A	ARLINGTON MA, 02474
043.A-0007-0066.0	66 PARK ST	WHEELER PIERRETTE		66 PARK STREET	ARLINGTON MA, 02474
043.A-0007-0071.0	65-71 BEACON ST #71	CHEN SHIH-HSUAN	LIN CHI HUA SARAH	71 BEACON ST	ARLINGTON MA, 02474

**CERTIFIED ABUTTERS LIST**

2

Date: November 13, 2025**Subject Property Addresses:** 190 MYSTIC VALLEY PKWY, ARLINGTON, MA**Subject Property ID:** 41.A-2-7.1**Search Distance:** 300 Feet - Zoning

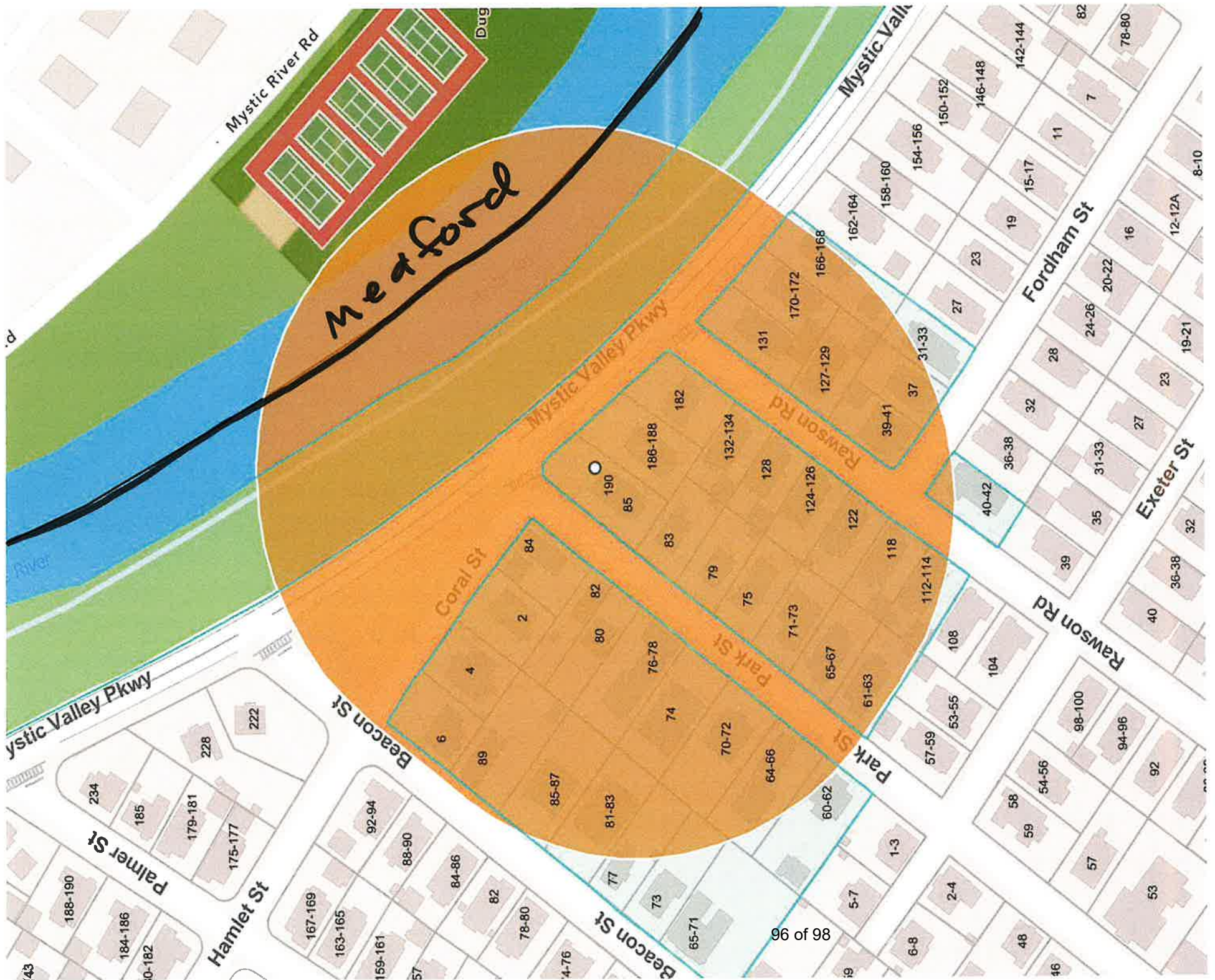
				MALING ADDRESS	
Parcel ID:	Property Location	Owner 1	Owner 2	Mailing Address 1	Town, State, Zip
041.A-0006-0002.2	131 RAWSON RD #2	HULLEY KARI	NARDONE PHILIP III	131 RAWSON RD	ARLINGTON MA, 02476
044.A-0007-0078.0	76-78 PARK ST #78	DHANJAL ROHIT & ANAMARIA		78 PARK ST	ARLINGTON MA, 02474
041.A-0002-0134.0	134 RAWSON RD #134	WHITE JANINE L		934 S HOYT ST	LAKEWOOD CO, 80226
044.A-0007-0081.A	81 BEACON ST #A	81 BEACON STREET CAPITAL LLC		1 TOWER DR; UNIT 2105	PORTSMOUTH RI, 02871
043.A-0007-0064.0	64 PARK ST	REYNOLDS FRANKLIN &	WOLFSFELD LYNN	64 PARK STREET	ARLINGTON MA, 02474
043.A-0007-0069.0	65-71 BEACON ST #69	KEENAN ALYSON C		69 BEACON ST	ARLINGTON MA, 02474
044.A-0007-0085.0	85-87 BEACON ST #85	XU HONGYI	WANG MINGXIAN	85 BEACON ST	ARLINGTON MA, 02474
044.A-0007-0005.0	70 PARK ST #A	CHEN CHUNSHENG	YUAN BINGBING	132 WESTFIELD ST	DEDHAM MA, 02026
044.O-0007-0002.B	80 PARK ST	HAMILTON KENNETH G	HAMILTON KATHERINE B	80 PARK ST	ARLINGTON MA, 02474
041.A-0002-0112.0	112 RAWSON RD #112	SHERSTINIAN DAVID A ETAL/ TRS	DAVID A SHRESTINIAN & SIMONE J	112 RAWSON RD	ARLINGTON MA, 02474
041.O-0002-0008.0	186-188 MYSTIC VALLEY PKWY	SERRANO CATHERINE L/ TRUSTEE	CATHERINE L SERRANO 2019	1 REVOLUTION WAY; UNIT 303	CANTON MA, 02021
044.O-0007-0010.A	6 CORAL ST	STEVENS LORRAINE T & ALANA/ TRS	LORRAINE T STEVENS REVOCABLE	6 CORAL ST	ARLINGTON MA, 02474
044.O-0007-0006.0	77 BEACON ST	DUMOUCHEL MATTHEW & JENNIFER		94 COLONIAL RD	PROVIDENCE RI, 02906
044.A-0007-0004.0	4 CORAL ST #4	DU HAIGUANG	ZHANG LUXI	4 CORAL ST; UNIT 4	ARLINGTON MA, 02474
041.A-0002-0007.1	190 MYSTIC VALLEY PKWY #190	BRAWER NAFTALI	BRAWER NEHAMA DINA	190 MYSTIC VALLEY PKWY	ARLINGTON MA, 02474
041.O-0002-0009.0	182 MYSTIC VALLEY PKWY	GAO YIWEN		1340 4TH AVE; UNIT 5301	SEATTLE WA, 98101
043.O-0007-0002.0	60-62 PARK ST	AZAR JOY E		60 PARK STREET	ARLINGTON MA, 02474
044.O-0007-0001.B	2 CORAL ST	NEAL SHAWN E & SOL GABRIELA		29 COUNTRY CLUB DR	ARLINGTON MA, 02474
041.A-0002-0132.0	132 RAWSON RD #132	THOMPSON JANE		4067 MIRAMAR ST; UNIT 5417	LA JOLLA CA, 92092
044.A-0007-0076.0	76-78 PARK ST #76	FARRELL CATHERINE L ETAL/TRS	CATHERINE L FARRELL TRUST	76 PARK ST	ARLINGTON MA, 02474
044.O-0007-0001.A	84 PARK ST	OTIS CRAIG L	BOUTA ECHOE M	84 PARK ST	ARLINGTON MA, 02474
044.O-0007-0009.0	89 BEACON ST	BIANCHI MICHAEL GEORGE & AYA T		89 BEACON STREET	ARLINGTON MA, 02474
041.O-0002-0001.0	61-63 PARK ST	CARR DEBORAH A		61 PARK ST	ARLINGTON MA, 02474
041.A-0002-0007.2	85 PARK ST #85	GREAU MAXIME & STEPHANIE		85 PARK ST	ARLINGTON MA, 02474
041.O-0002-0005.0	79 PARK ST	HOFFMAN EMILY		79 PARK ST	ARLINGTON MA, 02474
043.A-0007-0067.0	65-71 BEACON ST #67	KELSEY LINDA & TIMOTHY W		67 BEACON ST	ARLINGTON MA, 02474



The Board of Assessors certifies the names and addresses of requested parties in interest, all abutters to a single parcel within 300 feet.

NOTE: Results do not include properties within 300 feet from other towns/cities. (See enclosed Map)

Town of Arlington
Office of the Board of Assessors
730 Massachusetts Ave • Arlington, MA 02476
P: 781-316-3050 E: assessors@town.arlington.ma.us



ORDER DETAILS

Order Number: LNEO0407674
External Order #: 11839580
Order Status: Approved
Classification: Public Notices
Package: General Package
1 Affidavit: 5.00
Total payment: 201.20
Payment Type: Account Billed
User ID: L0023538
External User ID: 670931

ACCOUNT INFORMATION

Arlington Board Of Appeals
51 Grove St
Arlington, MA 02476-4602
781-316-3396
cralston@town.arlington.ma.us
Arlington Board Of Appeals
Contract ID:

TRANSACTION REPORT

Date November 13, 2025
10:26:58 AM EST
Amount: 201.20

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LNEO04076740

November 20, 2025
The Advocate & Star
(Arlington -
Winchester)
November 27, 2025
The Advocate & Star
(Arlington -
Winchester)

PREVIEW FOR AD NUMBER LNEO04076740**ZBA Hearing Notice
190 Mystic Valley Pkwy
Arlington**

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by Dina and Naftali Brawer, on November 3, 2025, a petition seeking to alter their property located at 190 Mystic Valley Parkway - Block Plan 041.A-0002-0007.1. The said petition would require a Variance under Bylaw 3.2.2(D) of the Zoning Bylaw for the Town of Arlington.

A hearing regarding the petition will be conducted remotely via "Zoom", on Tuesday, December 9, 2025, at 7:30 P.M. as soon thereafter as the petitioner may be heard.

To register for the meeting and view documents related to this application go to the Town of Arlington calendar, <https://www.arlingtonma.gov/connect/calendar>, choose the date of the meeting you wish to attend, register for the Zoom meeting, and review documents relating to the application by clicking the link to the agenda. Please direct any questions to: ZBA@town.arlington.ma.us
Christian Klein, RA,
Chair, Zoning Board of Appeals
November 20, 27 2025
LNEO0407674

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[Contact Us](#)

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Christian Klein, RA,
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November 20, 27 2025
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[Contact Us](#)